

THE WOODS AT HIGHLAND PARK CONDOMINIUM

RULES

These Rules are established pursuant to Section 7.7 of the Bylaws of the Condominium. The purpose of the Rules is to provide for the common benefit and enjoyment of the Units and Common Elements, including the Limited Common Elements, and to maintain an attractive setting for the neighborhood. These Rules may be modified pursuant to Section 7.7. Capitalized terms not otherwise defined in these Rules have the definitions provided in the Declaration of Condominium or the Bylaws.

For the purpose of these Rules, a Unit Owner shall be deemed to be (i) direct owners of a Unit or (ii) indirect owners of a Unit, including any Shareholders, Members or Partners of corporate entities or partnerships which own a Unit or beneficiaries of a Trust which owns a Unit. A Resident shall mean (i) a Unit Owner and any spouse, partner, or children of a Unit Owner living in the Unit, or (ii) a Lessee and their immediate family members who use the unit as their primary residence.

1. Unit Exteriors.

- (a) Exterior alterations, additions, and modifications including painting are permitted only with prior approval of the Board of Directors.
- (b) Storm doors must be “full view” and their color must match the building or Unit trim paint color.
- (c) Patio awnings are permitted only with prior approval of the Board of Directors.
- (d) Laundry may not be hung outdoors. Garage doors must be kept closed if laundry is hanging in the garage.
- (e) Residents must keep working light bulbs in all exterior light fixture(s) of their Units.
- (f) Antennas, tanks, pools, basketball hoops, play equipment, toys, and other recreational equipment may not be installed outdoors. Satellite dishes may be installed only with prior approval of the Board of Directors.
- (g) Sprinkler and irrigation systems may be installed only with prior approval of the Board of Directors after review of plans and drawings for the facilities.
- (h) Window air conditioner units are prohibited.
- (i) Overhead utility lines are prohibited.

(j) All trash and recycling containers shall be kept in the garage on all non-pick-up days. The cans are to be placed on the curb no earlier than the evening before the pick-up day and shall be returned to the garage by the end of the pick-up day.

2. Outdoor Storage. No unclean, untidy, or unsightly items may be stored outdoors. Normal grills, patio furniture and umbrellas, storage bins which shall not exceed 20 cubic feet in capacity, and pre-fabricated fire pits, subject to applicable law, are permitted on the patio or deck area of the unit. Colors of grill and furniture covers must be black or generally blend with the exterior color of the unit. Hoses must be stored where they are not visible from the street or on a decorative hose holder.

3. Outdoor Decorations.

(a) Flowers outside the Units must be natural and properly maintained. Flower pots and planters may only be placed in flower beds, flower boxes, stoops, and patios and not in driveways.

(b) No statuary is permitted.

(c) No nameplates on the exterior of the Unit or Limited Common Elements are permitted.

(d) Each Unit shall be allowed to display up to three bird feeders in the rear (non-street facing) yard area of the Unit, and no single bird feeder shall be larger than one cubic foot in size.

(e) Appropriately sized flags may be displayed but not permanently attached to the building or Unit on holidays only; provided, however, Unit Owners may respectfully display a United States flag that is reasonable in size and location, subject to the prior written approval of the Board of Directors, as applicable, in its reasonable discretion.

(f) Low voltage lighting is permitted only in flower and planting beds or along sidewalks and no more than 10 inches above ground

(g) Outdoor seasonal and holiday decorations are permitted in the Common Elements only with prior approval of the Board of Directors. Outdoor seasonal and holiday decorations are permitted on Unit exteriors and in Limited Common Elements, provided that if 25% or more of the Unit Owners object in writing to the Board of Directors to any such decorations, the Board of Directors may prohibit such decorations in its discretion. Holiday lighting is permitted between the Friday after Thanksgiving and January 10 only and must be removed promptly at the end of such period.

4. Signs. No signs of any kind (including “for rent” signs but excluding “open house” signs during an open house and “for sale” signs) shall be placed on the Property or in Unit windows without prior approval of the Board of Directors. In accordance with Wisconsin Statutes, political signs may be displayed in the windows of the Unit.

5. Parking.

- a. Personal vehicles owned or leased by Residents shall be parked only in garages or driveways serving the Unit. Residents shall primarily use the garage for overnight parking. If the Residents of the Unit collectively have more than two vehicles, the incremental vehicles may be parked in the driveway of the Unit during the day and overnight.
- b. No commercial vehicles, equipment, trailers, or inoperable vehicles may be parked outside the garage.
- c. Boats and camper/trailers may be parked in the driveway only for loading and unloading which shall not exceed 12 hours.
- d. No car repairs outside the garage are permitted.
- e. Visitors or guests of the Resident may park vehicles in the driveway of the Resident when they are visiting for a period not to exceed 2 weeks during any 6-month period. Furthermore, it is not permissible for a Resident to park the vehicle of a visitor, guest or relative in the Resident's garage while leaving the Resident's vehicle parked in the driveway for longer than 2 weeks. It is the intent of this rule that a Resident may allow visitors or guests to park in the Unit Owner's driveway only for such purposes, and for such period.
- f. Storage units (i.e., PODs or other storage containers) cannot be parked on the driveway except for the loading and unloading of household furnishings, and then for no more than a period of 2 weeks in duration.
- g. In the event a Resident is in need of longer-term nursing or other health care services, the service provider may park their vehicle in the driveway of the Resident while providing such service, including any required overnight stays.

6. Pets.

- a. Unit Owners are limited to two usual and common household pets such as dogs and cats plus other small household pets such as fish or small birds. No livestock or similar animal may be kept on the Property. No breeding or commercial use related to animals is permitted.
- b. All pets must be on leashes and accompanied by a responsible person when outdoors. Dog runs and outside fencing are prohibited.
- c. It is the responsibility of Residents to ensure that all fecal matter and urine eliminations of their pet shall occur either (i) in the rear (non-street facing) yards of the Resident's Unit or (ii) on the back side of the berms and ponds in the neighborhood. In no case shall Residents allow their pet to eliminate wastes in front yard areas, the common areas around a neighbor's Unit, or in islands located in the cul-de-sacs. All fecal matter must be picked up and disposed of

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properly and immediately. Fines may be established and imposed for lack of compliance.

- d. Unit Owners must register all dogs with the Association. A dog registration form is provided to the Unit Owners by the Association
 - e. Dogs barking is normal, but Unit Owners should not allow their dogs to bark constantly, nor in such a way that disrupts life for others in the HOA. Association reserves the right to require that pets causing or creating a nuisance or unreasonable disturbance, or noise, be permanently removed from the community within ten (10) days of written notice. Any Unit Owner's dog involved in a bite incident, which breaks skin and requires medical professional attention, will result in an "owner incident report." If a second such incident occurs with the same dog, that dog will be mandated to be permanently removed from The Woods at Highland Park Condominium Property.
 - f. An aggressive dog incident which does not require professional medical attention will also result in an "owner incident report."
 - g. No pet shall be left outside overnight
 - h. Dog training is most helpful in managing dog behavior and dog owners are encouraged to seek such training for their pets.
7. Business Activities. Unit Owners may conduct business activities in their Units so long as the activities (a) are not detectable by sight, sound, or smell from outside the Unit; (b) conform to zoning and all other applicable laws; (c) do not impact traffic or create any threat to safety; (d) do not involve non-residents coming to the Property (including rummage sales); and (e) do not disrupt other Unit Owners as may be determined in the sole discretion of the Board of Directors.
8. Noise. No noise including pets, music, and tools shall disturb other Unit Owner
9. Common Elements.
- a. Drainage swales and ditches may not be modified. Unit Owners must maintain all Unit landscaping as directed by the Board of Directors and in accordance with Declaration. Prairie grass and natural areas must not be disturbed.
 - b. Ponds may not be used for swimming, fishing, boating, ice skating, or any other purpose. It is the sole responsibility of a parent, adult relative, or other adult responsible for a child's supervision, to keep children away from the ponds. By acceptance of a conveyance of his or her Unit, each Unit Owner and Resident releases and agrees to indemnify and hold harmless Declarant, the Association, and their respective members, officers, directors, employees, and agents from and against any damage, injury, or other claims or liabilities resulting from a violation of this Rule 9b.

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10. Declarant.

- a. These Rules do not apply to Declarant during construction and sales of Units.
- b. As long as Declarant owns any Unit or has not fully exercised its rights to expand the Condominium, any provision of these Rules requiring the approval of the Board of Directors shall also require the approval of Declarant.