

COURTYARD CONDOMINIUM AT THE CROSSING

CONDOMINIUM RULES

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CONDOMINIUM RULES

These rules and regulations relating to the use of the Common Elements and Units of the Condominium are intended to enhance the general enjoyment of life at the Condominium. These rules supplement the provisions of Wisconsin law, City of Madison ordinances, the Declaration of Condominium and By-Laws of the Condominium Owners Association, all of which also regulate the use and enjoyment of the Condominium. They are designed to give Unit Owners the greatest degree of personal freedom consistent with the rights of other Unit Owners. The rules set forth below are adopted and may be amended by the Board of Directors of the Association. All capitalized terms herein have the same definition as provided in the Declaration of Condominium.

A. General Use and Occupancy

1. Each of the Units shall be occupied and used only as a single family residence by the respective owners thereof, their families, servants and guests and for no other purpose.
2. The Common Elements and facilities shall be used only for the purposes for which they are intended. They shall not be obstructed, defaced or misused in any manner.
3. No Unit Owner or occupant shall, except in specifically designated storage areas, place store or maintain objects of any kind in the walkways, grounds, or other Common Elements.
4. Every Unit Owner or occupant shall at all times keep his/her unit in a clean and sanitary condition.
5. Every Unit Owner or occupant shall observe all laws, ordinances, rules and regulations now or hereafter enacted by either the State of Wisconsin or by the City of Madison or adopted by the Association.
6. The use of the Unit and the undivided interest in the common areas and facilities appurtenant to such Unit shall be consistent with existing law and the Declaration of Condominium and the Association's By-Laws.
7. Unit Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other Owners, or in such ways as to be injurious to the reputation of the Condominium.
8. Common walks, lawn areas and other Common Elements and facilities shall be kept free from rubbish, debris and other unsightly materials.
9. No outdoor clothes lines may be erected and nothing shall be hung or exposed on any part of the common areas and facilities, including but not limited to patios and decks.
10. A Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the exterior walls of his/her Unit, and no sign, awning or shutter shall be affixed to or be placed on the exterior walls or roof, or any part thereof, without the prior consent of the Association.

11. A Unit Owner shall not place, affix, or maintain any signs, posters or bills of any kind whatsoever on the exterior of a unit, or on or about any Common Element or Limited Common Element.
12. Unit Owners shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement.
13. No Unit Owner or occupant may alter, change or remove and furniture, furnishings or equipment from the Common Elements or facilities.
14. A Unit Owner shall be liable for the expense of any maintenance, repair or replacement to the Common Elements and facilities rendered necessary by his/her negligence or by that of any member of his or her or their guests, employees, agents or family.
15. All interior window coverings have been initially provided by the Declarant for the purpose of establishing quality and consistency of type and color within the Condominium. All Unit Owners shall maintain such window coverings and shall replace the same with window coverings of the same or substantially similar quality, type and color.

B. Decks/Patios

1. Decks/Patios shall be kept and maintained in orderly and presentable condition and shall not be used as a storage area except for patio furniture and grills.

C. Parking and Parking Stalls and Garages

1. Use of open parking in Common Elements, if any, is limited to temporary parking by Unit Owners, their guests, invitees and tradepersons. Notice of any violation of this rule will be given and if not corrected, vehicles will be towed at the expense of the owner.
2. Parking areas shall not be used for any mechanical work on vehicles except in an emergency.
3. All boats, trailers, and recreational vehicles must be kept within Unit garages and shall not be parked overnight in Common Elements or Limited Common Elements, including the driveway approaches to Unit garages. The exception to this rule is a vehicle being loaded for a trip the day before departure.
4. Vehicles which are inoperable or offered for sale shall not be parked or stored on the Condominium property unless stored or parked in a Unit garage.

D. Pets

1. In general, livestock, poultry, rabbits, reptiles, or other animals shall not be allowed or kept in any part of the Condominium except that one dog not exceeding 50 pounds and no more than two (2) cats, neutered, spayed and de-clawed; one fish tank, and one bird may be kept by a Unit Owner in the respective Unit. Allowable pets shall not be kept, bred or used for any commercial purpose. The Board of Directors shall have the right to waive the weight limit as to any dog, or the limitation on the number of

dogs or cats or birds owned by a purchaser at the time of purchase of a Unit.

2. No pet shall be permitted to cause a nuisance or an unreasonable disturbance. Any pet causing such nuisance or disturbance to any other occupant shall be permanently removed there from promptly upon the owner being given notice by the Board of Directors.
3. Any pet shall be carried or kept on a leash at all times when not within a Unit.
4. No pet will be allowed on landscaped Common Elements unless attended and on a leash. Owners shall immediately clean up Common Elements of all pet feces.

E. Architectural Control

1. No structural changes or alterations shall be made to any unit without prior written consent of the Board of directors, and any mortgagee holding a mortgage on said Unit. This shall not prohibit Unit Owners from making alterations to interior partition walls dividing spaces within a Unit.
2. No Unit Owner or occupant shall install any wiring, television antenna, machines, air-conditioner units or other equipment whatsoever on or to the decks/patios, or the exterior of the building or protruding through the walls, windows or roof thereof without the prior written consent of the Board of Directors.
3. No Unit Owner shall make any additions or alterations to any common area or facilities except in accordance with the plans and specifications approved by the Board of Directors.

F. Financial Responsibility

1. Every Unit Owner is responsible for prompt payment of maintenance fees, assessments, fines or other charges authorized by the Association.
2. Violation of these rules will be subject to such legal actions initiated by the Board of Directors to enforce these rules as the Board deems appropriate.
3. Unit Owners whose accounts are delinquent over fifteen days or more shall be duly notified.
4. Initially and until the same may be changed by the Association, monthly condominium fees shall be due on the 1st day of the month in advance. Unit Owners whose monthly fees are received after the 5th day of the month in which due shall be assessed a late fee of \$10.00.

G. Exemption

1. So long as Declarant is marketing Units to initial purchasers, the provisions of these Rules do not apply to Declarant's use of and activity in the Condominium.