

CORNERSTONE HOMES OF RICHMOND HILL, A CONDOMINIUM

Rules for the Use of the Condominium

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CONDOMINIUM RULES

These Rules relating to the use of the Common Elements and the Units of the Condominium are intended to enhance the general enjoyment of life at the Condominium. The supplement, the provisions of Wisconsin law, the City of Sun Prairie ordinances, and the Declaration and By-Laws, 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 others using the Condominium. The Rules set forth below are adopted and may be amended by the Board of Directors of the Association. If you have suggestions for their improvements, let your Association know about them.

A. General Use and Occupancy

- (1) Each of the units shall be occupied and used only as a residence by the respective owners thereof, their tenants (prior approval having been obtained), families, servants and guests and for no other purposes.
- (2) The common areas and facilities shall be used only for the purposes for which they are intended. The common areas and facilities shall not be obstructed, littered, 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 halls, lobbies, stairways, walkways, grounds, or other common areas.
- (4) Every Unit Owner or occupant shall at all times keep his unit in clean and sanitary conditions.
- (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 and 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, park areas and other common areas and facilities shall be kept free from rubbish, debris, and other unsightly materials, and shall not be obstructed, littered, defaced or misused in any manner.
- (9) No outdoor clothes lines may be erected and nothing shall be hung or exposed on any part of the common areas and facilities.

(10) A Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of his (MISSING TEXT!!!!!!) the exterior walls or roof, or any part thereof, without the prior consent of the Association.

(11) Unit Owners shall not do any work which would jeopardize the soundness of safety of the property, reduce the value thereof or impair any easement or hereditament without first, obtaining, in every such case, the consent of sixty-seven percent (67%) in interest, of all the Unit Owners.

(12) No Unit Owner or occupant may alter, change or remove any furniture, furnishings or equipment from the common areas of facilities.

(13) A Unit Owner shall be liable for the expense of any maintenance, repair or replacement to the common areas and facilities rendered necessary by his negligence or by that or any member of his family or his or their guests, employees, agents or lessees.

(14) Occupants shall notify the Manager for appointment to schedule moving before moving furniture or household effects in or out of the building so that property arrangements may be made. Any item too large for easy carriage shall be moved only by professional movers.

B. Balconies and Decks

(1) Nothing shall be hung from balcony railings that will detract from the outward appearance of the building.

(2) Nothing shall be thrown or dropped from balconies.

(3) Mops, rugs, or other items shall not be dusted or shaken from balconies.

C. Parking and Parking Stalls

(1) Use of open parking is limited to guests. Notice of any violation of this rule will be given by the Manager, and, if such a violation continues after notice, the car(s) will be towed off the premises at the expense of the offender.

(2) Parking areas shall not be used for any mechanical work on vehicles except in an emergency.

(3) Parking areas are prohibited to non-registered vehicles.

D. Pets

(1) Livestock, poultry, rabbits or other animals shall not be allowed or kept in any part of the building except that dogs, cats and other household pets owned at the time of purchase not exceeding two in number or forty (40) pounds may be kept by the Unit Owners in their respective units; but shall not be kept, bred or used therein for any commercial purposes.

(2) Dogs, cats, birds and other household pets shall not 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 therefrom promptly upon the owner being given notice by the Directors.

- (3) Dogs and cats shall be carried or kept on leash at all times when not in units.
- (4) Pets will not be allowed on landscaped common areas unless attended and on leash.

E. Architectural Control

- (1) No structural changes or alterations shall be made in any unit without prior written consent of the Board of Directors and any mortgagee holding a mortgage on said unit.
- (2) No Unit Owner or occupant shall install any wiring, television antenna, machines, air-conditioning units or other equipment whatsoever on or to balconies or the exterior of the building or protruding from other balconies, through the walls, windows, or roof thereof. You may have small satellite dishes, but that you must notify the board that you are installing one and put it in an inconspicuous place. In addition no damage can be done to the common area since as condo owners we only "own" what is between the four walls of our unit. A professional installer must be used. And finally, a lien will be put on your unit to protect the association from any damage that does arise from the installation or removal of the satellite dish.
- (3) No Unit Owner or occupant shall make any additions or alterations to any common areas or facilities nor place or maintain thereon any signs, posters or bills whatsoever, except in accordance with such plans and specifications approved by the Directors.
- (4) Architectural Control: No Building or part thereof shall be located outside of the building envelope which is the area of a unit as designated on the recorded Condominium plat that encompasses the permissible area where a home and the related limited common area are located.

F. Financial Responsibility

- (1) Every owner is responsible for prompt payment of maintenance fees, assessments, fines, or other charges authorized by the Association.
- (2) Violating of these rules will be subject to such legal actions initiated by the Directors to enforce these rules.
- (3) The names of owners whose accounts are delinquent thirty days or more shall be duly notified.

G. Declarant

- (1) As long as the declarant is marketing Units to initial purchasers, the provisions of these rules do not apply to the declarant's use of and activity in the condominium.