

WOODVIEW ESTATES CONDOMINIUM ASSOCIATION

BY-LAWS

INDEX

ARTICLE INDEX

<u>Article</u>		<u>Page</u>
I	Plan of Unit Ownership	1-1
II	Board of Directors	2-1
III	Unit Owners	3-1
IV	Property Management	4-1
V	Property Rules	5-1
VI	Miscellaneous	6-1
VII	Definitions	7-1

BY-LAWS INDEX

<u>A</u>		<u>Page</u>	<u>Section</u>
Absenteeism	Notice by Board Member	2-3	9
Action	Informal, by Board	2-4	16
Action	Voting, by Unanimous Consent	3-3	11
Additions-Alteration	Of Unit	5-4	19
Amendments	To By-Laws	6-2	7
Annual Meeting	Of Owners	3-1	1
Antennas	Use Prohibited	5-1	2
Assessments	Failure to Pay	4-3	8
Assessments	Owners Responsibility	4-2	6-a-b-c-d
Association	Membership In	3-3	12 & 12a
Audit	Annual Requirement	4-2	5
<u>B</u>			
Board	Annual Meeting Of	2-2	6
Board	Checks, Contracts, Deeds	2-3	10
Board	Description Of	2-1	1
Board	Election and Term Of	2-2	3
Board	Expenditure Limit	4-4	14
Board	Informal Action Of	2-4	16
Board	Liability Of	2-3	14
Board	Powers and Duties	2-1	2
Board	Office, Progression Of	2-4	17
Board	Removal of Members	2-2	4
Board	Regular Meetings Of	2-2	7
Board	Special Meetings Of	2-2	8
Board	Special Provisions	5-6	25
Board	Quorum Of	2-3	11
Board	Vacancies In	2-2	5
Books and Records	Instructions For	4-1	4
Budget	Preparation Of	4-1	1
Budget	Failure to Prepare	4-1	3
Business's	By Owners-Some Restrictions Of	5-1	3
Buyer	Must Request Sellers Debt List	4-4	16
By-Laws	Applicability Of	1-1	2
Bonds	Liability, For Board	2-3	14

BY-LAWS INDEX

<u>C</u>		<u>Page</u>	<u>Section</u>
Cats	Conduct and Control	5-5	21
Captions	Purpose Of	6-1	3
Collected Funds	Status Of	4-2	7
Compensation	For Board Members	2-3	13
Conflicts	Between WI Stats & the Declaration	6-2	6-a-b
Contingency Fund	Instructions	4-1	2
Certified Mail	When Used	6-1	1
Condemnation	See Declaration	25-26	9.02
 <u>D</u>			
Damage	To Property of Others	4-4	12
Declarant	Special Provisions For	4-4	13
Default See Declaration	25	9.01	
Definitions		7-1	
Disclosure	Requested By Seller	4-5	17-a-b
Dogs	Conduct and Control	5-5	21
 <u>E</u>			
Election	Of Board and Term	2-2	3
Expenditures	Board Limits	4-4	14
Exterior Lights	Restrictions	5-4	15
 <u>F</u>			
Financial Reports	Of Association	4-1	4c
Fences	Restrictions Of	5-6	27
Foreclosure	Renting After	4-3	9
For Sale Signs	Instructions For	5-2	10
 <u>G</u>			
Garbage-Trash	Instructions	5-3	11
Gender	Definition Of	6-1	4
 <u>H</u>			
Hazardous Substances	Restrictions Of	5-1	4

BY-LAWS INDEX

<u>J</u>		<u>Page</u>	<u>Section</u>
<u>K</u>			
<u>L</u>			
Laundry	Instructions Regarding	5-2	5
Lawn Care	Instructions For Care	5-5	23
Liability	Concerning Board Members	2-3	14
Lights	Exterior	5-4	15
<u>M</u>			
Majority Vote	Of Owners	3-2	10
Majority	Of Owners Present	3-2	8
Meetings	Adjournment Of	3-1	5
Meetings	Notice Of	3-1	4
Meetings	Place Of	3-1	2
Member-at-Large	Of The Board	2-1	2e
Membership	In The Association	3-3	12 & 12a
Mobile Homes	Size Minimums and Age	5-1	1
<u>N</u>			
Nuisances	Elimination Of	5-2	7
Notices How Delivered	6-1	1	
<u>O</u>			
Occupancy	Maximum Persons In Unit	5-2	8
Office	Association, Address Of	1-1	3
Owners Place of Meetings	3-1	2	
Owners Special Meetings	Of	3-1	3
Ownership	Of Unit	1-1	1
<u>P</u>			
Parking Of Vehicles	5-2	9	
Personal Property	Storage Of	5-5	22
President	Of the Board	2-1	2a
Powers and Duties	Of the Board	2-1	2
Provisions	Special, Board	5-6	25
Property	Damage to That of Others	4-4	12

BY-LAWS INDEX

Property	Use Of	5-3	12
Proxies By Owners	3-2	7a & b	
 <u>Q</u>			
Quorum	Of the Board	2-3	11
Quorum	Of the Owners	3-2	9
 <u>R</u>			
Record Keeping	Secretary's Responsibility	4-1	4a
Record Keeping	Treasurer's Responsibility	4-1	4b
Removal	Of Board Member	2-2	4
Rental	After Foreclosure	4-3	9
Rental Rules	Owners Restrictions	5-4	16
Repairs To Vehicles	5-3	13 & 14	
Report	To Mortgage, If Requested	4-4	15
Reserve Fund	Instructions For	4-1	2
Rules	Failure To Comply With	5-6	26a-b-c-d-e
Rules	No Waiver Of	5-4	20
 <u>S</u>			
Secretary	Of the Board	2-1	2c
Seller	Disclosure Requirements	4-5	17a & b
Skirting Instructions	5-1	1c & d	
Signs	Usage Instructions	5-2	10
Storage Area	For Vehicles	5-3	14
Speed Limits	On Condo Streets	5-4	17
Streets	Use Restrictions	5-4	18
 <u>T</u>			
Treasurer	Of the Board	2-1	2d
Title	Of Unit	3-1	6
 <u>U</u>			
Unpaid Assessments	Owners Responsibility	4-4	16a & b
Unit Additions-Alterations	Special Requirements	5-4	19

BY-LAWS INDEX

<u>V</u>		<u>Page</u>	<u>Section</u>
Vacancies	On the Board	2-2	5
Vegetable Gardens	Instructions For	5-2	6
Vehicle Repairs	Restrictions For	5-3	13
Vice-President	Of the Board	2-1	2b
Voting	By Owners	3-2	7c
Voting	By Proxy	3-3	7a & b
Voting	Majority Of	3-2	8

<u>W</u>			
Weed Control	Required By Ordinance	5-5	24

X, Y, Z

PLAN OF UNIT OWNERSHIP

Article I

Section 1. UNIT OWNERSHIP

The Property located in the Town of Angelo, Monroe County, State of Wisconsin and known as Woodview Estates, a Condominium, registered in the Office of the Register of Deeds for Monroe County, has a specific Declaration of Condominium recorded.

Section 2. BY-LAWS AND DEFINITIONS

These By-Laws are adopted as the By-Laws of Woodview Estates Condominium Association, an unincorporated association to serve as an Association of Owners under the Wisconsin Condominium Act. The provisions of these By-Laws and Definitions are applicable to the use and occupancy of the Property.

Section 3. OFFICE

The office of the Association and of the Board is located in La Crosse, Wisconsin. The mailing address is 901 Rose Street, La Crosse, WI 54603.

BOARD OF DIRECTORS

Article II

Section 1. DESCRIPTION

The Board of Directors consists of three (3) elected Owners. These Owners must be permanent residents of the Property. Only one (1) occupant of a Unit may serve on the Board. The Board positions are President/Treasurer, Vice-President/Secretary, and Member-at-Large.

Section 2. POWERS AND DUTIES

The Board of Directors has the powers and duties necessary for the administration of the daily affairs of the Association and the Property. The powers and duties are incident to the office of a stock corporation organized under the Wisconsin Business Corporation Law. Specific duties and powers are described as follows:

a. President/Treasurer

The President is the Chief Executive Officer of the Board. He/She presides at all meetings of the Owners and the Board. He/She may appoint committees of Owners to assist the Board in the operation of the Property. The Treasurer will be responsible for all Association funds and for keeping complete and accurate records, which show in detail all receipts, disbursements, and current balances. His/Her records must reflect such information as to enable him/her to prepare financial statements. He/She is responsible for the deposit of all moneys and the safekeeping of certain documents in such depositories as may be directed by the Board.

b. Vice-President/Secretary

The Vice-President will assume the office of the President when that officer is absent or unable to act. The Vice-President will also perform such other duties, which may be directed by the President or the Board. The Secretary shall take and keep the minutes of all meetings of the Owners and Board members. The Secretary will have charge of such books and records as the Board may direct.

c. Member-at Large

The Member-at-Large will perform any duties deemed necessary by the Board. He/She will assume the office of the Vice-President whenever the Vice-President will be absent or unable to act.

Section 3. ELECTION AND TERM

Board members will be elected at an Owners annual meeting or at a special meeting, held for that purpose. Terms of each Board member will be for three (3) years. The terms of at least one-third of the directors shall expire annually.

Section 4. REMOVAL OF BOARD MEMBERS

At any Owners' meeting one or more members of the Board may be removed with or without cause by a sixty-six and two-thirds percentage (66 2/3%) of the authorized votes of all Owners. A successor may then and there or thereafter be elected to fill the vacancy and serve the remainder of the term thus created.

Section 5. VACANCIES

Vacancies on the Board will be filled by a majority vote of the Owners at an annual or special meeting. Each person elected will serve for the remainder of the persons term he/she is replacing.

Section 6. ORGANIZATION MEETINGS

The Board's annual meeting will be held immediately after the Owners' annual meeting.

Section 7. REGULAR MEETINGS

Regular meetings of the Board shall be held at such time and place as determined by a majority of the Board members. A minimum of two (2) regular meetings will be held each year. Notice of the regular meetings of the Board will be given to each Board member by mail, or given personally at least three (3) business days prior to the meeting day.

Section 8. SPECIAL MEETINGS

Special meetings of the Board may be called by the President on forty-eight (48) hours notice to each Board member by mail or given personally stating the time, place, and agenda of the meeting. In the event of a written request of at least three (3) Board members special meetings will be scheduled by the President or the Secretary in like manner and on like notice.

Section 9. NOTICE OF ABSENTEEISM.

A member of the Board who is unable to attend a scheduled regular or special Board meeting must notify the President and/or Secretary at least twenty-four (24) hours in advance, if possible.

Section 10. CHECKS, CONTRACTS, DEEDS, AGREEMENTS.

All checks, contracts, deeds, agreements and leases must be approved by a majority vote of the Board. The Treasurer will execute all checks which then must be countersigned by the President or the Vice President.

Section 11. BOARD QUORUM.

R (6-92) At all Board meetings a minimum of two (2) Board Members must be present to constitute a Quorum for the transaction of business. Meetings will be adjourned and rescheduled when a Quorum is not present.

Section 12. FIDELITY BONDS.

The Board may obtain fidelity bonds for its members and employees, if it is deemed necessary.

Section 13. COMPENSATION.

Members of the Board may receive such compensation from the Association as approved by the Owners at the annual meeting. Per approval by the members at the Annual Meeting conducted on _____ the following Board Members compensation has been approved:

Treasurer - To receive Twenty-Five dollars (\$25.00) per month.

Secretary - When the Secretary is representing the Owners in the local Small Claims and District Courts, he will be compensated at the rate of Ten (\$10.00) dollars an hour to a maximum of Twenty-Five (\$25.00) dollars in any one day.

Section 14. LIABILITY OF THE BOARD.

Board members will not be held personally liable for mistakes in judgment, failure to adhere to the provisions of the By-laws and/or the Declaration, and negligence. They will be held accountable for individual fraudulent performance or frivolous actions. At the option of the Board "Directors Liability Insurance" may be obtained and will be charged as a common expense.

Section 15. ASSISTANTS, BOARD OF DIRECTORS.

The Board may appoint an Assistant Treasurer, an Assistant Secretary, and such other persons as may be necessary. Assistants may attend Board meetings but cannot cast any votes.

Section 16. BOARD INFORMAL ACTION.

The Board may take action without a meeting provided a consent in writing specifying the action to be taken shall be signed by all the Board members entitled to vote. Such consent has the same legality and effect as a unanimous vote.

Section 17. PROGRESSION OF OFFICE, BOARD.

Each Owner elected to serve on the Board of Directors for a three (3) year term, except those persons elected to serve as Treasurer and Secretary, will automatically assume the duties and responsibilities of each office per the below schedule:

First Year - Member-at-Large
Second Year - Vice President
Third Year - President

Board of Directors

2-4

UNIT OWNERS

Article III

Section 1. ANNUAL MEETING

The annual meeting of the Association will be held on the first Thursday in May at 7:00 p.m. The first order of business will be to elect new members to the Board of Directors. After the election Owners may transact such other business as may come before them.

Section 2. PLACE OF MEETING

Meetings of the Owners can be held at the principle office of the Association or at such other place selected by the Board.

Section 3. SPECIAL MEETINGS

It will be the duty of the President to call a special meeting of the Owners if so directed by the Board, or upon a petition signed and presented to the Secretary by the Owners having thirty-three and one third percent (33 1/3%) of all the Owners authorized votes. Notification of the special meeting will state the date, time, place, and agenda of the meeting.

Section 4. NOTICE OF MEETINGS

The Secretary will notify each Owner, by mail, the date, time, place, and the agenda of the Annual and Special Association meetings.

Section 5. ADJOURNMENT OF MEETINGS

If at any Owners meeting a quorum is not present, those persons and the proxies, if any, may by motion and a majority vote adjourn the meeting to a time at least forty-eight (48) hours later.

Section 6. TITLE TO UNITS

Unit titles may be taken in the name of an individual, or in the names of two (2) or more persons as "Tenants in Common," or "Joint Tenants," or in the name of a Corporation, Limited Liability Company, Trust, or Partnership, or in the name of a Fiduciary.

VOTING

The Owners or their proxy designates shall be entitled to cast the vote percentages, based on ownership points vested in their Unit per Exhibit B of the Declaration. Further information on voting rules follows:

- a. Owners desiring to designate a proxy must, at least twenty-four (24) hours in advance, notify the Secretary in writing. Owners wishing to revoke their proxy designate must also notify the Secretary in writing.
- b. Owners or their proxy designates are entitled to cast a vote for each Unit owned. In cases where Ownership is registered in the name of two (2) or more persons, only one vote per Unit may be cast.
- c. Any Owner who has a recorded Association lien filed against his/her property may not vote at any meeting, unless the amount required to release the lien has been paid.

Section 8. MAJORITY OF OWNERS

As used in these By-Laws, the term "Majority of Owners" means those Owners present at meetings, in person or by proxy, having fifty percent (50%) or more of the authorized votes.

Section 9. OWNERS QUORUM

R (6-92) Except as otherwise provided for in these By-Laws, a minimum number of nine (9) Owners must be present to constitute a Quorum for the transaction of business. Meetings will be adjourned and rescheduled when a Quorum is not present.

Section 10. MAJORITY VOTE

A fifty percent (50%) vote cast at Association meetings will be binding on all Owners, except where a higher percentage vote is required by Law, by the Declaration, or elsewhere in these By-Laws.

Section 11. ACTION BY UNANIMOUS CONSENT

Any action which is required to be taken at a meeting of Owners may be taken without a meeting, provided a consent in writing, outlining the proposed action is delivered to and signed by all authorized Owners. This action has the same status as a unanimous vote.

Section 12. MEMBERSHIP

All registered Owners are members of the Association. This membership is established when the title to the Unit is recorded in the Office of the Register of Deeds for Monroe County, Wisconsin.

- a. Transfer of membership in the Association occurs when a change to the title is recorded in the Office of the Register of Deeds, Monroe County, and the Association Secretary has received a certified copy of the title change.

OPERATION OF PROPERTY

Article IV

Section 1. BUDGET, PREPARATION OF

Annually on or before December 1, the Board will estimate the costs of Insurance, Legal, Accounting, Supplies, Repairs, Snow Removal, and other Common Expenses for the upcoming year and prepare the Budget. Each Owner will receive a copy of the Estimated Budget no later than December 15.

Section 2. RESERVE FOR CONTINGENCY AND REPLACEMENT

The Board shall maintain a reserve fund for contingency and replacement expenditures. These expenditures, not originally included in the Budget, will be paid first from the reserve fund.

Section 3. BUDGET, FAILURE TO PREPARE

The failure of the Board to prepare the budget by December 1 will not release each Owner of their obligation to pay their share. Owners must continue making their monthly payments to the Association in the same amounts that were established for the preceding period. These payments will continue in effect until the new Budget is distributed to each Owner.

Section 4. BOOKS AND RECORDS

a. Secretary

The secretary will keep the minutes of the Owners and Board meetings, and he/she shall keep such other records and perform other duties as directed by the Board.

b. Treasurer

The Treasurer will keep detailed financial records and account books. The account books will contain separate records for each Owner, showing the amount of each assessment levied against his/her Unit, the amounts paid, and the balance due, if any.

- (1) The Treasurer will present a report summarizing all receipts and expenditures at the quarterly Board meetings. This report will be included in the minutes of these meetings which will be delivered to each Owner.

c. Financial Records

These records are available for inspection by the registered Owners. A request for this purpose must be made to the Board in writing, giving ten (10) days notice. The payment of a reasonable fee, the amount of which depends on the complexity of the request, is required.

Section 5. ANNUAL AUDIT AND FINANCIAL REPORT

At year end the Board will form a committee consisting of two (2) Owners and the Treasurer to accomplish the Audit and the Financial Report. If so requested by the majority of Owners, the Board may contract with an independent CPA to perform this function. A copy of the financial report will be furnished each Owner.

Section 6. ASSESSMENTS

Presently the annual assessment fee, paid by each Owner, is \$120.00 payable monthly, quarterly, semi-annually, or annually in advance. Income from this assessment is used to pay our operating costs and maintain a cash reserve fund for emergency expenditures.

- a. Each year, by December 1, the Board will estimate the operational costs of the Association and will determine if a change in the assessment fee is necessary. Owners will be promptly notified of the fee for the forthcoming year.
- b. If the assessment estimate proves insufficient to meet operational costs the Board may, at any time, levy an increased assessment against the Owners. The Board will promptly notify the Owners of this increase and it will become immediately effective. All Owners will pay the increased amount.
- c. In the event excess monies occur in the Association Reserve Fund, they will be distributed to the Owners in a manner and amount determined by the Board at that time. Only Owners who have timely paid their assessments, for a continuous period of twenty-four (24) months are eligible for this distribution.
- d. Owners may not exempt themselves from paying their assessments by waiving their use of the common areas or by the abandonment or rental of their Unit.

Section 7. COLLECTED FUNDS, STATUS OF

All collected funds are to be held for the benefit and use of all the owners as provided for in these By-Laws.

Section 8. ASSESSMENTS, FAILURE TO PAY

- a. Any Owner who does not pay his/her regular and/or additional assessment, as imposed by the Board, will be subject to the following Association action. A letter to the Owner will contain the following:
- (1) The Owner will be informed that his/her assessment account is delinquent and he/she will be requested to make payment to bring his/her account up to date.
 - (2) Failure to bring the account up to date no later than ten (10) days after notification or make satisfactory arrangements for payment will result in his/her account being assigned to the Condominium Attorney for legal action.
 - (3) Failure to respond to the Attorney's action will result in the filing of a Condominium Lien against the Property. All costs, including legal fees, collection costs, and interest, accumulating at the standard rate, will be added to the delinquent account.
 - (4) Failing all else, the Association will initiate foreclosure proceedings with due notice to the Owner. Foreclosure will be handled in accordance with Article VII, Section 7 of the Declaration.

Section 9. RENTAL AFTER FORECLOSURE

In the event of the foreclosure of a lien for unpaid assessments, the Owner who is the defendant in such proceedings will be required to pay a rental fee, if he continues to occupy the Unit.

Section 10. INSURANCE, FOR ASSOCIATION

The Board will obtain and maintain public liability insurance in such limits as they may from time to time determine. These limits will be reviewed once each year. This insurance policy will cover all common areas with the Association named as the insured.

Section 11. INSURANCE, FOR UNIT OWNERS

Each Owner is responsible for insuring his/her Unit, its contents, all additions and improvements, all personal property, and must carry personal liability coverage.

Section 12. PROPERTY, DAMAGE TO OTHERS

If an Owner, a member of his/her family, a guest, an authorized occupant, or his/her pet are responsible for any damage to or in the Common Area, or to Units and/or Property owned by others, then that Owner must promptly pay for all repairs and/or replacements.

Section 13. DECLARANT, SPECIAL PROVISIONS FOR

No provisions of these By-Laws shall nullify, void, or invalidate the provisions outlined in Article I of the Declaration.

Section 14. BOARD, EXPENDITURE LIMITS

When contemplating Association expenditures in excess of \$2,500.00 the Board must first obtain the approval of a majority of the Owners.

Section 15. UNPAID COMMON EXPENSES, REPORT OF

A mortgagee (lender) may request, in writing, a report from the Board detailing the amount and kind, if any, of unpaid assessments or charges held against their mortgagor (Owner).

Section 16. UNPAID ASSESSMENTS, BUYERS RESPONSIBILITIES

Prior to concluding a Unit sale, the Buyer and Seller are jointly responsible for any unpaid assessments owed by the Seller unless:

- a. The Buyer requests, in writing, from the Board an itemized account of the outstanding charges so he/she can make payment of them, by the Seller, a condition of sale.
- b. Should the Board fail to provide this information within five (5) business days following his/her request, that fact eliminates any responsibility on the part of the Buyer for these payments.

Section 17. SELLER, DISCLOSURE REQUIREMENTS

- a. In accordance with Wisconsin Statute 703.30 entitled "Disclosure Requirements" the Seller must, no later than fifteen (15) days prior to the closing of a Unit sale, furnish the Buyer with copies of the following Association documents:
 - (1) The Declaration.
 - (2) The By-Laws.
 - (3) The Annual Budget.
 - (4) A Plat of the Property.

- b. At any time within five (5) days after receipt of the documents contained in paragraph's (1) through (4) above or following notification that material changes in the submitted documents have occurred, the Buyer may cancel, in writing, the sales contract and receive a refund of any deposits made.

PROPERTY RULES

Article V

Section 1. MOBILE HOMES, REQUIREMENTS OF

- a. Homes must be larger than fourteen (14) feet wide and sixty (60) feet long. At the time of placement the home cannot be older than ten (10) years.
- b. Each home must have its lot number prominently displayed on its front side, so as to be completely visible from the street.
- c. All homes must have approved skirting installed no later than fifteen (15) days from the day they were parked. During winter months if weather conditions create installation problems additional time will be allowed.
- d. Approved skirting materials are prefinished aluminum, steel, or vinyl. The use of other materials must be approved, in advance, by the Board.

Section 2. ANTENNAS

- a. The use of any radio transmitter antenna within the individual grounds is prohibited.

Section 3. BUSINESS AND INDUSTRY

No business or industry will be allowed to operate on any part of the Association property, except that an Owner may operate a Home Enterprise, in his/her home, subject to the following restrictions:

- a. No signing, advertising, or public notices of any description are allowed.
- b. No motor vehicle traffic may be generated.
- c. The business operation cannot be visible to the public.
- d. Home enterprises must be operated in accordance with all rules contained in this Article.

Section 4. HAZARDOUS SUBSTANCES

- a. No Owner will permit or cause anything or any substance to be used or stored on his/her property that constitutes a hazard to himself/herself or others.

Section 5. LAUNDRY

Owners may install and use a clothesline for outside drying of laundry. The installation must be properly maintained so as not to create a nuisance. Care will be taken to place the clothesline to the rear of the property in order to minimize the view of it from the street.

Section 6. VEGETABLE GARDENS

A small vegetable garden may be planted in the rear of the property. It must be maintained so as not to draw criticism or objection from your neighbors.

Section 7. NUISANCES

No activity which creates noise, is immoral, noxious, or offensive will be allowed to occur if it is deemed an annoyance.

Section 8. OCCUPANCY

The occupancy of any Unit is limited to a maximum of two (2) persons per bedroom, plus an additional two (2) persons. These limits specify the total persons allowed in permanent residence.

Section 9. PARKING

Owners must park their vehicles on their hard surface driveways. This parking is limited to two (2) licensed vehicles. If space is not available on the driveway for your visitors, they may park in the street on a temporary basis. Parking on your lawn is prohibited. See Page 5-3, Section 14 for instructions concerning the parking of recreational vehicles.

Section 10. SIGNS

Owners are not authorized to display any signs on their grounds or on the exterior surfaces of their home, garage, or storage shed; however, when their property is For Sale a realtor's lawn sign and a small commercial "For Sale" sign may be placed in the yard.

Section 11. GARBAGE AND TRASH

The following rules apply to the accumulation and disposal of garbage and trash:

- a. They must be placed in covered sanitary containers. These containers must be kept in the rear of the property.
- b. On trash and garbage days the containers will be moved to street side.
- c. When they are empty they will be promptly returned to the rear of the property.

Section 12. USE OF PROPERTY

Each home is classified as a “Single Family Dwelling.” Information concerning the Owner’s use of his share in the Common Area is detailed in Section 14. “Storage Area.”

Section 13. VEHICLE REPAIR

Minor repairs taking one (1) day or less to accomplish may be performed on the Unit driveway or in the Common Area storage facility. Authorization for this temporary use of the Storage Area must be obtained, in advance, from the Board. Major repairs taking more than one (1) day to accomplish must be done in a garage.

Section 14. STORAGE AREA, USE OF

- a. Owners wishing to use the Vehicle Storage Area must FIRST apply to the Board for a permit. Failure to obtain a permit, in advance, will result in that Owner’s stored property being removed at his/her expense. Approved items for storage are as follows:
 - (1) Boats.
 - (2) Boat and Utility Trailers.
 - (3) Recreation Vehicles.
 - (4) Automobiles and Trucks.
 - (5) Motor Homes and Camping Trailers.
- b. The following rules govern the use of the Storage Area:
 - (1) All items must be in operable condition.
 - (2) Storage permits must be renewed annually.
 - (3) Your permit number must be prominently displayed at all times. The use of small plastic weatherproof numbers is recommended.
 - (4) No major repairs or construction may be performed unless it is approved, in advance, by the Board.
 - (5) Each Owner must maintain his/her assigned area in a clean and orderly state.

Section 15. EXTERIOR LIGHTING

Owners may install exterior lighting on their property provided it does not create an annoyance to their neighbors.

Section 16. RENTAL RULES

Owners may not rent their homes for a period of less than six (6) months, unless approval has been obtained from the Board. Owners, when renting for any term, must complete a "Renters Information Form" and file a copy with the Board and furnish the Renter with a copy of the By-Laws.

Section 17. CONDOMINIUM VEHICLE SPEED LIMITS

All persons operating motor vehicles on the condo streets must observe the posted speed limits of 10 mph.

Section 18. STREETS, USE OF

Condominium streets will be used only for pedestrian and licensed vehicle traffic.

Section 19. UNIT ADDITIONS AND ALTERATIONS

Owners may not undertake major additions or alterations unless first having obtained a Town of Angelo and/or Monroe County building permit. During construction the permit must be displayed at the worksite, so as to be visible to the public.

Section 20. RULES, CANNOT BE WAIVED

No provisions contained in these By-Laws shall be deemed to have been waived by reason of any failure to enforce them, regardless of the number of violations, which have or may occur.

Section 21. DOGS & CATS

Following are the minimum rules of conduct for the Owners of Cats (Felines) and Dogs (Canines):

- a. All Dogs and Cats must be vaccinated against rabies.
- b. No Owner may keep more than two (2) Dogs or Cats on his/her property.
- c. All Owners must care for their Dogs and Cats in a humane and sanitary manner.
- d. No Dogs or Cats shall be allowed to disturb the peace by barking, screeching, howling, or any other noisome action at any hour.
- e. All Dogs and Cats will wear their license tags at all times off the property. When off the property they must be leashed or under your strict control.
- f. Owners must comply with the provisions of the Monroe County Health Code at all times.

Section 22. PERSONAL PROPERTY, STORAGE OF

Personal property including building materials must be kept in a garage or storage shed. Only one (1) storage shed may be installed on each Unit. Firewood must be covered and neat-stacked in the rear of the property.

Section 23. LAWN CARE

Each Owner is solely responsible for the care and feeding of his/her lawn. Lawns must be kept cut, trimmed, fertilized, and watered so as to present a neat appearance. In the event lawns are not maintained properly, the Association will so notify the Owner to take corrective action. In the event the problem is not corrected the Association will contract a local service to restore the lawn to an acceptable condition. This service will be at the Owner's expense.

Section 24. WEED CONTROL

All persons who own, occupy, or control lands within the municipal limits of the Town of Angelo, Monroe County, are required to destroy all noxious weeds before such plants mature to the bloom or flower stage. If these weeds are not destroyed in a timely manner Monroe County may destroy said weeds and the charges for this action will be added to the tax rolls for those persons involved.

Section 25. SPECIAL PROVISIONS

The Board may adopt certain rules and regulations, from time to time, which will become part of the By-Laws when approved by a sixty-seven percent (67%) majority vote of the authorized Owners.

Section 26. RULES, FAILURE TO COMPLY WITH

Owners violating any Condo rule will be sent a letter outlining the action the Owner must take and the action the Association may take to eliminate or correct the problem. This letter will contain the following:

- a. A description of the violation.
- b. What action is required to be taken by the Owner to eliminate or correct the problem.
- c. How much time will be allowed the Owner to correct the problem before the Association takes further action.

If the Owner fails to correct the violation, as specified in paragraphs a through c above, the Association will take further action as detailed below:

- d. The Owner's violation file will be assigned to our Attorney for legal action.
- e. All costs, including the legal fees, incurred in correcting the violation will be at the Owner's expense.
- f. In addition to taking action described in paragraphs a through e above, the Board wishes to go on record that they are reserving the right to exercise all other options contained in Article XII of the Declaration, as required.

Section 27. FENCES, INSTALLATION RESTRICTIONS

The installation of fences, on your property is limited to the following uses:

- a. Where required by State Law.
- b. A small wire fence around your vegetable garden.
- c. Small border fencing around flower garden and flower plantings.
- d. A decorative type fence to define the corners of your property.

MISCELLANEOUS

Article VI

Section 1. NOTICES

- a. All notices concerning violations of the By-Laws or the Declaration shall be sent to the Owners by Certified Mail.
- b. All notices citing the registration of a Condominium lien shall be sent to both the Owner and the Mortgagee (lender) by Certified Mail.
- c. All other notices not described above may be sent by First Class Mail.
- d. All notices shall be deemed as given when mailed.
- e. All Owners not occupying their homes must keep the Board notified of their current address and telephone numbers. Failure to provide this information will result in delays in your receipt of important Condo correspondence.

Section 2. INVALIDITY

The invalidity of any part of these By-Laws shall not affect, in any manner, the validity or the ability to enforce the balance of these By-Laws.

Section 3. CAPTIONS

The captions are inserted solely for the purposes of index references and do not limit the intent of any of the By-Laws provisions.

Section 4. GENDER

The use of the masculine gender in these By-Laws includes the feminine gender, further the use of the singular tense includes the plural.

Section 5. INSURANCE TRUSTEE

Insurance coverage as specified in Article IV, Section 10., shall be written on the Common Areas, naming the Board as Trustees for each Owner per their ownership percentages, as outlined in the Declaration.

Section 6.

CONFLICTS

- a. These By-Laws are written to comply with the provisions of Wisconsin Statute 703 entitled "Wisconsin Condominium Act." Should the By-Laws conflict with the Act, the Act shall control.
- b. Should the By-Laws conflict with the Declaration, the By-Laws shall control and the By-Laws shall be deemed an amendment to the Declaration.

Section 7.

AMENDMENTS

These By-Laws may be amended by the vote of sixty-seven percent (67%) of the authorized vote of all the Owners. This vote must be taken at a meeting of the Owners, so notified and held for that purpose.

DEFINITIONS

DEFINITIONS

<u>When We Use</u>	<u>It Means</u>
Animals	All beings not human.
Association	All of the Owners acting as a group.
Board	Board of Directors.
Common Areas	Property held in Common by all Owners.
Common Expenses	Assessments.
Condo	Condominium.
CPA	Certified Public Accountant.
Gender	Masculine or Feminine.
Home	Mobile or Modular.
Invalidity	Unjustifiable.
Mortgagee	Lender.
Mortgagor	Borrower.
Owner/s	Unit Owner.
Plat	Property survey.
Property	The air space, land, buildings, improvements, and all installed personal property.
Proxy	The authority to act for another.
Severally	Pertaining separately.
Transferee	Buying person.
Unit	Single Family Dwelling.
Unit Number	Lot number.
Voluntary transfer	Normal purchase or sale.
The word "Will"	Directs mandatory action.

RENTERS INFORMATION FORM

_____ Date _____
Property Location _____
=====

NAMES (1) _____
(2) _____

CHILDREN (1) First MI Last (2) _____
(3) _____ (4) _____
List First Name - Age - Sex

MOTOR VEHICLES (1) _____
(2) _____

PETS Dogs (1) _____ (2) _____
Cats (1) _____ (2) _____
List Breed - Color - Sex

Are your pets registered in the Town of Angelo? _____

If Yes, list their tag numbers. _____

What is the date and tag number of their rabies vaccination? _____

CONDO ASSESSMENTS Who will be responsible to make the required payments?
_____ or _____
Owner Renter

BY-LAWS Did the Renter receive a copy of the By-Laws from the
Owner? _____ or _____
Yes No

LEASE The lease or rental agreement is effective on _____ Date
and expires on _____.
Date

OWNERS FORWARDING
ADDRESS & TELEPHONE # _____
Address City State Zip

Telephone

NOTES

Owners Signature

Renters Signature