

**The Association of Unit Owners
of
Spring Lake,
a Condominium, Inc.**

Rules, Policies and Procedures

Published October 15, 2020

Note: “” Indicates a section that has been changed.*

INTRODUCTION

Rules, Policies and Procedures. This document includes rules, policies and procedures that address various aspects of Association living. They were adopted by the Board in 2011 -- following a year-long study by a committee of Member volunteers -- and have been amended and modified since.

Mission Statement

The purpose of the Spring Lake Condominium Association (SCLA) is to protect, enhance and promote the quality of life and the property values of its members. The SCLA operates within the context of the association's Bylaws in a manner that fosters a sense of "community" ie cooperation, good will and consensus building for the common good. (Adopted October 19, 2010)

Additional Materials. Rules, limitations, and additional information may be found in the following documents, which are included in the Disclosure Materials:

Declaration. The Declaration establishes conditions as respects management of Spring Lake Condominium Association (SLCA) and the common areas. The initial Declaration has been amended and restated, and now consists of the following two documents:

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF SPRING LAKE, A
CONDOMINIUM
("Third Declaration"),

and

CORRECTION OF FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF
SPRING LAKE, A CONDOMINIUM
("Fourth Declaration").

Conservation Easement. A portion of the SLCA is subject to a Conservation Easement, which contains limitations on use of the common areas.

Corporate Documents. Powers, duties, and operation of the Association are specified in its Articles of Incorporation and Bylaws. Rules, Policies and Procedures were adopted pursuant to the Bylaws.

Note: These and additional documents pertaining to SLCA may be found on the SLCA website, <https://www.springlakecondo.info>

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Rules of the Association of Unit Owners of Spring Lake, a Condominium, Inc.

ARTICLE I: GENERAL

1.01 Applicability*

The rules and regulations set forth below shall apply to all unit owners in Spring Lake, a Condominium, and to residents within units and their guests, families, invitees and tenants are responsible for assuring that their guests, families, invitees and tenants abide by the rules as herein defined; and, unless the context requires a different interpretation, references herein to unit owners include their respective guests, families, invitees and tenants. Upon adoption, these rules shall cancel and supersede, in their entirety, all previous rules of the Association including the rules and regulations annexed, as Exhibit A, to the Bylaws of the Association of unit owners of Spring Lake, a Condominium, Inc. (the “Bylaws”), adopted at the September 29, 2009 meeting of the Association.

1.02 Incorporation*

All rules, regulations and provisions included within (i) the then current versions of the Declaration of Condominium of Spring Lake, a Condominium (the “Declaration”) including the Conservation Easement referenced therein (the “Conservation Easement”); and (ii) the Bylaws are hereby incorporated herein by reference thereto. In case of conflict, the terms of the Bylaws shall prevail over these rules and regulations, and the Declaration shall prevail over both the Bylaws and these rules and regulations.

1.03 Definitions

All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration and Bylaws. As utilized herein, the following terms and shall be accorded the following meanings:

1.03.1 “Unit owner’s front yard” *

Means an area bordered by (i) the roadway adjacent to a unit owner’s unit, (ii) the exterior of the respective unit owner’s residence closest to and running generally parallel to the roadway, and (iii) two imaginary parallel lines, each extending from the exterior walls comprising the widest outside width (but excluding “overhangs”) of said structure (i.e. the “sidewalls”) to the said roadway, width being the dimension generally parallel to the roadway. Notwithstanding any use permitted within a unit owner’s front yard, such area shall at all times be deemed a common area or, as the case may be, a limited common area, and in no event shall a unit owner acquire or be deemed to have acquired any rights therein that are inconsistent with the Declaration or the Bylaws. (See schematic at Addendum A)

1.03.2 “Unit owner’s back yard” *

Means an area bordered by (i) the exterior walls of the respective unit owner’s residence furthest from and running generally parallel to the roadway, (ii) two imaginary parallel lines, each extending from the exterior walls comprising the widest outside width (but excluding “overhangs”) of said structure (i.e. the “sidewalls”), and running in a direction away from the direction of the roadway, and (iii) an imaginary line running perpendicular to, and intersecting, the said parallel lines, which perpendicular line shall be not more than forty (40) feet from the furthest structural component or extension, toward said line, of said unit. Notwithstanding any use permitted within a unit owner’s back yard, such area shall at all times be deemed a common area or, as the case may be, a limited common area, and in no event shall a unit owner acquire or be deemed to have acquired any rights therein that are inconsistent with the Declaration or the Bylaws. (See schematic at Addendum A)

1.03.3 “Limited common area” *

Means those elements, locations, improvements and items that are intended to benefit or pertain to a specific unit including the outside surface of the outer-finished vertical walls, deck, driveway, stoop, sidewalks and designated (in the building plans) plantings area (i.e. stone or mulch strips). (See schematic at Addendum A)

1.03.4 “Temporary period”

Unless otherwise established by the Board of Directors (the “Board”), a “temporary period” shall mean a twenty (20) day period of time.

1.03.5 “Rules”

Unless the context clearly requires a different interpretation, means and includes the rules and regulations set forth herein and in the Declaration and the Bylaws.

1.03.6 “Condominium” and “Property”

Means the premises known as Spring Lake, a Condominium.

1.03.7 “Other vehicle” *

Means and includes motor homes, trailers, mobile homes, trucks, boats, and boat trailers; provided, however, that “truck” does not include a pickup truck that both does not feature commercial signage and is utilized for the personal transportation of a member(s).

1.03.8 “Auto” *

Except only as otherwise provided herein, “auto” means and includes automobiles, passenger vans, mini vans, SUV’s, pickup trucks that both do not include commercial signage and are utilized for the personal transportation of a member(s).

1.03.9 “Vehicle”

Means and includes autos and other vehicles.

1.03.10 “Service vehicle”

Means and includes school buses, utility and cable trucks and vans, and delivery autos and trucks.

1.03.11 “Recreational vehicle”

Means and includes jet-skis, wave runners, snowmobiles, and all-terrain vehicles.

1.03.12 “Bike”

Means and includes bicycles, motorcycles, and minibikes.

Note: Other definitions appear throughout the body of these rules.

1.04 Rules recommended by Ponds and Grounds Committees *

If said Committee(s) shall have been established by the Board, the Ponds Committee and/or the Grounds Committee may recommend to the Board the adoption of rules applicable to their areas of responsibility (“recommended rules”); however, such recommended rules shall have no force or effect unless adopted by the Board as temporary rules.

1.05 Temporary rule *

The Board shall have the authority to adopt new or additional rules and to amend the rules and regulations set forth herein (“temporary rules”). All such temporary rules shall be distributed to unit owners upon adoption and shall become permanent rules unless, during or before the next annual meeting of the members, the same shall be rescinded by a majority vote of the members.

1.06 Instructing contractors

Except as otherwise directed by the Board, contractors and other providers of goods and services, retained by the Association, shall not take instructions from anyone except the President or, as the case may be, the chairperson of the committee responsible for the goods or services provided by said contractor or provider, or their respective designees.

1.07 Compliance (with Grounds Rules)*

1.07.1 Grounds Committee *

The Grounds Committee or its designee shall be responsible for assuring compliance with Association Rules and the preservation of Spring Lake aesthetics. Said Committee or designee may conduct inspections for this purpose. Complaints alleging non-compliance may be filed with the President, the Vice President, the Grounds Chair, or their respective designee(s); however, Members are encouraged to resolve minor Rules infractions amongst themselves, without filing a complaint. Complaints may be rejected if (i) the complaining Member(s) shall have failed to pursue voluntary compliance, or if (ii) the Complaint is not filed by either (a) a unit owner in immediate proximity to the unit alleged to be in violation, or (b) Members representing not less than three units. The Grounds Committee or its designee will investigate complaints and other compliance issues. If deemed warranted, the Member(s) believed to be not in compliance shall be

encouraged -- through informal communications commencing with a phone call or in-person contact -- to come into compliance. A failure to secure voluntary compliance through informal means will be reported to the Board for appropriate action – up to and including the imposition of fines -- consistent with the Rules and Bylaws.

1.07.2 Exceptions *

Requests for exceptions to Association Rules shall be directed to the Grounds Committee or its designee, which Committee or designee shall be initially responsible for reviewing and granting or denying same. The decisions of the Grounds Committee or designee may be appealed, by any party in disagreement with said action(s), to the Board.

**Note: Section 1.07 “Compliance” was approved by BOD vote at the 12/12/2019 meeting and was made permanent effective 10/15/2020.*

1.08 Inspections *

The Grounds Committee, accompanied by one or two non-Board members, will perform one inspection during each calendar year, commencing January 1, 2021.

1.08.1 Communication *

Not less than 30 days in advance of the inspection, the President will send a written notice to Members advising them of the upcoming inspection(s). In addition to explaining the process and inspection logistics including dates and times (possibly expressed as a range), the message will confirm that the inspections will be undertaken by a cross-section of residents and will make clear that the purpose is not to identify rule infractions but rather to enhance the overall appearance of the neighborhood. The Association’s management company will neither perform nor communicate with the Members regarding inspections.

1.08.2 Compliance Issues *

Affected Members will be contacted by a person who shall have served on the inspection team, regarding concerns found during the inspection. If feasible, the contact shall be via telephone, but an e-mail or hard copy may be sent if the Member cannot be reached by telephone in a reasonable period of time. The Grounds Committee will undertake to conduct all compliance-related communications in a respectful and cordial manner. Formal, written correspondence will be utilized only if resolution is not accomplished after a failure of reasonable informal attempts to achieve compliance. The Association expects that all involved will endeavor, in good faith, to resolve any concerns.

1.08.3 Tracking *

The Grounds Committee may adopt reasonable processes for recording and tracking compliance issues.

1.08.4 Rules *

This procedure neither cancels nor supersedes the Association's Rules, which remain in full force and effect. Members retain the right to contest any identified issues as provided in the Rules.

Note: Section 1.08 "Inspections" was approved by BOD vote at the 07/22/2019 meeting and was made permanent effective 10/15/2020.

1.09 Common Area Maintenance by Unit Owners *

Any other provision in the Rules to the contrary notwithstanding, the Grounds Committee may, in its discretion and on a case-by-case basis in response to specific requests therefor, permit Unit Owners to maintain then existing landscaping, including trees, shrubs and bushes, located in the Common Areas. Such maintenance shall conform to conditions and requirements established by the Grounds Committee. Permission may be withdrawn at any time and for any or no reason whatever.

**Note: Section 1.09 "Common Area Maintenance by Unit Owners" was approved by BOD vote at the 12/12/2019 meeting and was made permanent effective 10/15/2020.*

1.10 Ponds/Grounds Jurisdiction *

Except as noted, the Grounds Committee shall have jurisdiction over all matters not subject to the jurisdiction of the Ponds Committee including (a) lawn and grounds maintenance; (b) snow removal; and (c) rules compliance and action on requested exceptions to same. The Ponds Committee shall have jurisdiction as respects: (a) all matters below the waterline of the ponds; (b) maintenance of fountains; (c) maintenance, inspection, and long-term care of the weir; (d) berm preservation; and (e) matters handled by the contractor principally responsible for the south pond.

**Note: Section 1.10 "Pond/Grounds Jurisdiction" was approved by BOD vote at the 12/12/2019 meeting and was made permanent effective 10/15/2020.*

ARTICLE II: APPEARANCE

2.01 Signs

Except for the uses hereinafter set forth, no sign of any kind shall be displayed to public view on or in the vicinity of any unit without the written consent of the Board of Directors.

2.01.1 For sale signs

Customary signs advertising a unit for sale may be displayed in a unit owner's front yard for so long as the said unit shall be offered for sale, through and including the date of closing thereof.

2.01.2 Personal property Sales

Customary rummage, garage sale, personal property and similar sale signs may be displayed in a unit owner's front yard for one temporary period per calendar quarter.

2.01.3 Political campaign signs

Unit owners may display customary political campaign yard signs, in their respective front yards, so long as such signs conform to, and are placed and removed in accordance with, any statutes, rules, regulations or orders of the State of Wisconsin, Outagamie County or the Town of Greenville relating to signs of such nature.

2.02 Window coverings

The hanging of garments from the windows or any facades of any unit is prohibited. No sheets or blankets shall be used for window coverings except for a temporary period immediately following first occupancy by a unit owner.

2.03 Protrusions

No awning, machines, air conditioning units, wiring for electrical or telephone installations, basketball hoops, or other similar protrusions shall be allowed on the exterior of a unit without the prior written consent of the Board.

2.04 Antennae

Except as hereinafter provided, no exterior antennas, windmills or satellite dishes shall be erected on any unit without the prior written approval of the Board; provided, however, that unit owners may, without Board approval, erect not more than one "satellite dish," which shall be not more than three feet in diameter, on their respective unit; if feasible, such dishes shall be erected in a place that is not visible from the roadway.

2.05 Laundry

No laundry shall be hung on the balcony or deck of any unit, or in the common area or limited common area.

2.06 Holiday decorations

Winter holiday decorations, including lights and other exterior displays, are permitted; however, they shall be put up no earlier than Thanksgiving and taken down no later than the ensuing January 15th.

2.07 Decks and patios*

All decks and patios shall be kept in a neat and orderly condition. No personal property shall be stored thereon except for grills and patio and deck furniture and furnishings. In no event shall decks and patios be used for storage of trash cans, toys, bicycles, spare tires, boxes, etc. Patio furniture and furnishings shall be restricted to the patios and decks and shall not be placed on the grass in the common area unless then in use and attended.

2.08 Appearance*

The Association shall maintain the common area, and unit owners shall maintain their respective limited common areas, in a manner generally consistent with the overall appearance of the condominium.

2.08.1 Limited common areas

The Board may, in its discretion, determine that a unit owner's limited common area does not comply with the rules, in which case the unit owner in question may be directed to take corrective action. A unit owner shall have the right to prior notice of, and attendance at, the meeting of the Board at which any such determination is made. See (Section 3.08) for acceptable landscaping

2.08.2 Common areas*

The common area shall be maintained in a manner generally consistent with the overall appearance of the condominium.

(a) Front yards (street side) *

Stone will be placed around all mailboxes. Unit owners are prohibited from planting outdoor vegetation of any kind, or erecting or maintaining landscaping, hardscaping, or structures anywhere within the stone areas around the mailboxes. No flowerpots, vegetation or trinkets will be allowed by any tree in the common area. Trees will be maintained by the Association. The areas that have a utility box will be landscaped using decorative grasses and other shrubs that will screen the boxes from view. No annual plants are to be used in these areas who have maintained non-grass areas, such as utility boxes in common areas, may continue to do so unless the Board shall determine that the area is not being maintained properly, in which event the Association may take over and maintain same as required.

(b) Back yards (rear of units) *

The Association shall be solely responsible for maintenance of back yards and common areas in the rear of units. The Association intends that anything affecting these areas be undertaken for the good and betterment of Association as a whole and not for the benefit of an individual unit. For example, no large tree should be planted that would block the view of other unit owner simply to provide shade to a particular unit owner's home. Areas that have a utility box are to be landscaped using decorative grasses and other shrubs that will screen the boxes from view. Mulch is preferred around trees and shrubs and is to be used whenever possible.

ARTICLE III: USE RESTRICTIONS

3.01 Compliance with law and rules

Unit owners at their expense shall comply with the rules and all town, city, state and federal laws, rules and regulations applicable to their unit or the condominium.

3.02 Residential purposes

Except as hereinafter provided, units shall be used *solely* for single family residential purposes; provided, however, that unit owners may nevertheless (i) keep personal business or professional records or accounts therein; (ii) handle professional business calls or correspondence therefrom; (iii) invite professional clients therein; and (iv) list the unit's address in business and similar directories, so long as the unit is not advertised to the general public in any manner as a business establishment and no signs, indicating that the unit is a business establishment, are erected thereon. Such permitted uses are expressly declared customarily incident to the principal use for residential purpose and not in violation of these rules.

3.02.1 Leasing/occupancy of units*

Unit owners may rent or allow rent-free occupancy of their units and will furnish the Association or its representative (herein "Management Company") with a copy of a signed rental or other occupancy agreement within five (5) business days of entering into same or will furnish the Management Company a notice of occupancy within five (5) business days of the commencement of such occupancy. The rental agreement or notice will indicate the names of all tenants or occupants.

3.03 Animals

3.03.1 Permitted activities

Unit owners shall be allowed to keep dogs, cats, pet fish, birds, and caged household pets, provided that they are not kept, bred, or maintained for commercial purposes. No animal shall be permitted outside of a unit unless subject to immediate voice command control of its owner, carried, kept on a leash held by a person capable of controlling the animal, or restrained by buried pet fencing. No doghouses or similar pet structures shall be permitted. Animals shall not be permitted to unreasonably disturb, by barking or otherwise, other unit owners or their guests.

3.03.2 Liability for damage

Unit owners shall be (i) liable for damage, including damage to grass due to urine; and (ii) responsible for the immediate cleanup of feces, attributable to their animals or the animals of their guests, regardless of the circumstances. If droppings or burn residue from urine are found to be concentrated around a particular unit, the Board may assume the damage to be done by an animal housed in such unit, in which case the Board may have the area around that unit cleaned and landscaped as necessary to rectify said damage. The unit owner shall pay all charges plus appropriate fines imposed by the Board as a consequence thereof. Sewers may not be used for disposal of feces or kitty litter.

3.03.3 Unattended animals and nuisance

Any animal that is left unattended, or that constitutes an annoyance to others, may be found by the Board to be an unreasonable nuisance subject to removal. Upon written determination by the Board that an animal has been found to be a nuisance, the owner of the animal shall remove the animal from the condominium. The Board shall, in the exercise of reasonable discretion, have the right to determine what constitutes an unreasonable nuisance. The owner of the animal shall have the right

to prior notice of, and attendance at, the meeting of the Board at which any such determination shall be proposed or made.

3.03.4 Feeding*

With the exception of songbirds, the feeding of ducks, geese, deer, and other wild animals on the ponds, berms and other common areas is strictly prohibited. No feeders will be allowed in the common area.

3.03.5 Hunting and trapping *

Except only as respects (i) non-lethal rabbit traps or (ii) other forms of pest eradication approved by the Board, hunting, or trapping of animals in the common area by any means or weapon, including gun and bow and arrow hunting, is prohibited.

Note: Section 3.3.5 "Hunting and trapping" was approved by BOD vote at the 5/7/2020 meeting and was made permanent effective 10/15/2020.

3.04 Use and damage to common area*

Common walks and other areas and facilities comprising the common area shall be kept free from rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner.

3.05 Nuisances

Unit owners shall not use or permit the use of their premises in any manner that would be disturbing or a nuisance to other unit owners, or in such way as to be injurious to the reputation of the condominium. No loud noises or noisy vehicles shall be permitted on the property. No exterior speakers, horns, whistles, bells, or other sound devices (other than security devices) shall be used or placed on any portion of the property or exposed to view without the prior written approval of the Board. No loud, disturbing, or objectionable noises shall be made indoors or outdoors by occupants or guests including, but not limited to, yelling, playing of musical instruments, radios, stereos, televisions, amplifiers, or other devices, in such a manner as to disturb other unit owners or their guests. Any noise that can be heard outside of a unit shall be considered too loud. Any noise producing activities in the common area shall end at 10:00 p.m.

3.06 Storage

The Association shall not be liable for any loss or damage to property placed in any unit or in the common area. No materials prohibited by law or local ordinance may be stored in any of these areas.

3.07 Snow and ice

Although the Association may provide snow removal service, unit owners are primarily responsible for assuring that their access walks and driveways are kept free of unreasonable accumulations of snow and ices may utilize salt on their access walks and driveways; however, they shall be liable for the costs of repairing all damage, including to grasses and plants, sustained by the condominium, the Association or other unit owners caused by their use thereof.

3.08 Landscaping*

Except only as hereinafter provided, unit owners are prohibited from planting outdoor vegetation of any kind, or erecting or maintaining any landscaping, “hardscaping”, or structures anywhere within the condominium, without the recommendation of the Grounds Committee and the prior written approval (obtained as hereinafter provided) of the Board. Unless approved by the Board, artificial flowers and plants, artifacts, and trinkets that are inconsistent with the overall character of the property are prohibited anywhere within the condominium.

3.08.1 Exceptions

- (a) Birdfeeders; birdhouses and birdbaths; and live flowers and ground plants such as evergreens, flowering plants, and shrubbery, may be added to a unit’s limited common area so long as they do not impede the view of condominium amenities enjoyed by any other unit.
- (b) Each unit shall be allowed to have one hot tub in the unit owner’s back yard area but only so long as the tub is located on the paved or bricked patio.
- (c) Exceptions to the rules. Please refer to Addendum B for exceptions to the rules.

3.08.2 Requesting exceptions for landscaping or structures *

The following procedures shall be employed with respect to any proposed use of, or erection of landscaping or structures within, the common area (“Exception”):

- (a) Unit owners may propose (persons making such proposals being herein referred to as “Proposers”) Exceptions only with respect to common areas that are in the immediate vicinity of their units, consisting generally of their respective front yards and back yards.
- (b) Proposers shall provide to the unit owners on each side of the Proposer (“neighbors”) an accurate depiction, with text and graphics as needed, of the proposed exception, including therein a detailed schedule for completion of all work (“disclosure documents”) together with an estimate of the cost thereof.
- (c) If all affected neighbors shall approve, in writing, the proposed exception, then the matter shall be submitted for review by the Association’s Grounds Committee (if one shall have been created) and the Board of Directors; approval by both the Grounds Committee and the Board of Directors being required. The Grounds Committee and the Board of Directors may reject any proposed exception in their complete and unfettered discretion and for any reason or no reason whatever.
- (d) If approved, the exception shall be constructed in strict conformity with the disclosure documents and pursuant to such terms and conditions with respect thereto as

shall be imposed by the Board. The proposer shall indemnify and hold the Association harmless as respects any costs, expenses or liability associated with the exception.

3.09 Keys, locks and entry

It is recommended that the Management Company and/or neighbors be notified of contact information if a unit owner is away for an extended period-of-time.

3.10 Winter heating

Whether occupied or vacant, all units shall at-all-times be heated or otherwise “winterized” to protect against damage due to cold weather.

3.11 Association look and character*

Alteration, reconstruction, or replacement of units (eg. roofing, siding, garage doors, mail boxes, outdoor lighting, address numbers (size and position), driveways, and landscaping beds (stones)) due to such things as obsolescence, damage, remodeling or updating shall be accomplished as soon as practical and be substantially of the same design, color theme and/or specifications as originally built so as to be compatible with the remainder of the condominium. A request, which must include the blueprints or design changes, as well as written approval by the adjacent neighbors, to expand the exterior of a unit must be submitted to the Grounds Committee for recommendation to the Board for final approval.

ARTICLE IV: VEHICLE RESTRICTIONS

4.01 Town ordinances

All ordinances of the Town of Greenville respecting the operation and parking of vehicles shall be deemed applicable to the condominium and thereby incorporated herein by reference thereto. The Board shall have the authority to enforce such ordinances via the imposition of fines and orders, as herein provided, for the violation of these rules. For this purpose only, Brackenwood Lane and the cul de sacs shall be deemed to be public roads of the Town of Greenville.

4.02 Vehicle parking¹

Subject to Section 4.03, unit owners shall park their vehicles within their respective garages except during loading or unloading operations or for the performance of other short-term activities, such as permitted repairs or maintenance. Residents are encouraged to keep garage doors closed for aesthetic and safety reasons.

4.03 Overnight parking¹

Except as herein provided, no vehicle shall be parked outside overnight, whether within driveways or upon the roadways, without prior permission of the Board of Directors; provided, however, that such permission shall not be required for the overnight parking of (i) the auto of a child of a unit owner during a school break or temporary visit, or (ii) the auto of a relative or guest of a unit owner for not longer than thirty (30) consecutive days in any calendar quarter, or (iii) construction vehicles, trailers and associated equipment then utilized in the construction, repair or maintenance of units or associated amenities. No service vehicle shall be parked outside overnight without the

prior approval of the Board. Other vehicles, except service vehicles, may, without prior Board approval, be parked outside overnight on a temporary basis, being a two-day period of time preceding or following a trip or outing of a unit owner or guest. For purposes of this Section 4.03, the terms “vehicle” and “auto” shall not include “bike.” No bike shall be parked outside overnight.

¹ *Sections 4.02 and 4.03 are to be read together and in conjunction with the definitions set forth in Sections 1.03.7 –1.03.12. Questions regarding the parking rules should be referred to the Board.

4.04 Snow removal

Unit owners shall be responsible for keeping driveways and roadways clear of their vehicles, and the vehicles of their guests and invitees, in order to allow efficient snow removal. Subject to the discretion of the Grounds Committee, snow removal operations may not be conducted on driveways if vehicles are present, and unit owners may be charged for extra costs associated with removing snow from roadways to the extent that such operations are made more costly by the presence of vehicles of the affected unit owner or their guests or invitees. The Association shall have the right, without notice, to cause vehicles to be removed from the roadway, via towing or other means, if necessary, for efficient snow removal operations.

4.05 Obstructions

Parking in a manner that blocks mailboxes, sidewalks, or driveways is prohibited. The unit owner shall indemnify the Association against any liability which may be imposed on the Association as a result of unauthorized parking by the unit owner or their guests or invitees.

4.06 Repairs and restoration

No unit owner shall conduct major repairs or restoration of any vehicle upon the property. Minor repairs and maintenance that can be completed in three (3) hours or less are allowed. For purposes of this rule, minor repairs and maintenance include, but are not limited to: adding fluids, washing vehicles, changing/rotating tires, jump- starting, and changing batteries; however, the changing or draining of oil and other fluids is prohibited at all times.

4.07 Operation of vehicles

4.07.1 Speed

Vehicles shall be operated at a speed that shall be limited by safe stopping ability, and in no case shall be more than (i) the posted speed limit as respects public roads and (ii) 15 miles per hour on roadways and cul de sacs that are not public roads. All unit owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities.

4.07.2 Other vehicles and recreational vehicles

Other vehicles may be operated or transported upon the roadways or within the condominium only in connection with transportation to and from units. Use or operation of recreational vehicles upon the property, including roadways, is prohibited.

4.08 Penalties and liability

Any vehicle parked in violation of these rules may be towed at the unit owner's expense without prior notice if the presence of such vehicle would pose an immediate threat to the safety of unit owners or third parties; otherwise, the Board shall afford the affected unit owner reasonable prior notice of its intention to effect removals are responsible for, and shall indemnify the Association and unit owners against, any damage caused to property, including damage to parking surfaces by leaking fluids, on-account-of vehicle parking, operation or repairs.

ARTICLE V: POND RULES

5.01 Pond and grounds rules

5.01.1 Motor driven watercraft

No large motor driven watercraft are allowed to be operated in any condominium pond. Model boats operated by unit owners or guests are permitted between the hours of 9:00 am and 8:00 pm. The operator is responsible for any damage caused by the operation of the boat.

5.01.2 Storage

Except as otherwise provided by the rules, boats, and water toys when not in use must be stored inside units.

5.01.3 Docks prohibited

Docks are not allowed without prior approval of the Board.

5.02 Watercraft

Subject to prior approval of the Pond Committee, not more than two boats or canoes may be stored in the common area for the purpose of servicing equipment and conducting other activities associated with pond maintenance. All such watercraft shall be stored in such a manner, i.e. with locks and chains or otherwise, to preclude the unauthorized use of same.

5.03 Fishing

Fishing by unit owners and their guests is permitted if the unit owner is at home. Youngsters under the age of 16 must be accompanied by a responsible adult. Caught fish shall be released back into the pond unless they shall have been killed or mortally wounded as a consequence-of being caught. The Ponds Committee shall review the catch-and-release policy annually.

5.04 Swimming and diving

Jumping or diving from the bridge is prohibited. Swimming is NOT allowed at any time.

5.05 Winter activities

Ice fishing is NOT allowed at any time. Ice skating is allowed ONLY on the mitigation pond next to Hawkfield Court.

ARTICLE VI: ENFORCEMENT*

The Board shall have the right and authority to interpret and enforce these rules and regulations pursuant to, and in accordance with, the provisions relating to the enforcement of the Bylaws, as set forth therein.

ARTICLE VII: AMENDMENTS

Except as provided in Section 1.05 hereof, these rules and regulations may be altered, amended or repealed and new rules and regulations may be adopted pursuant to, and in accordance with, the provisions relating to the amendment of the Bylaws, as set forth therein.

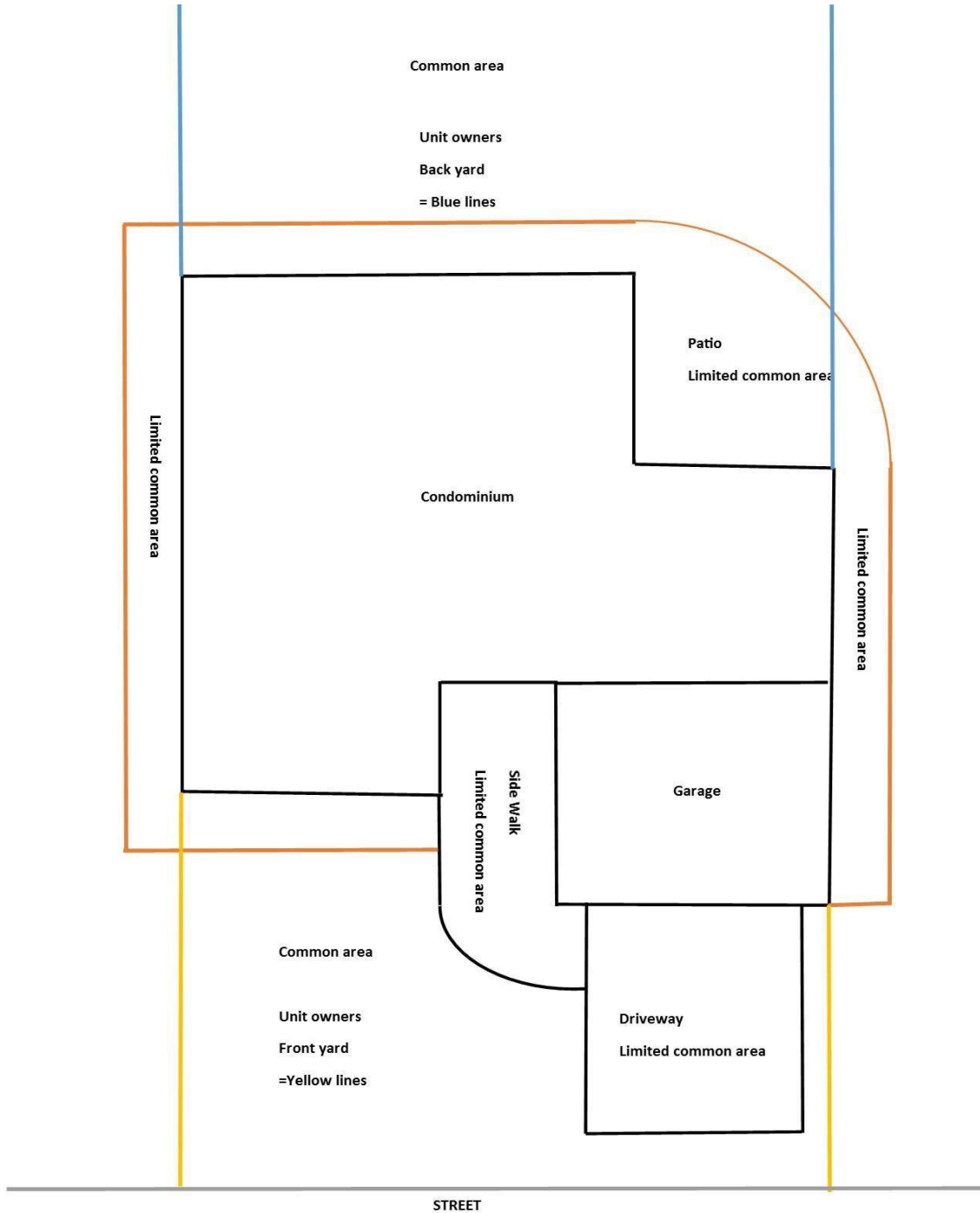
ARTICLE VIII: ADDENDA*

Addendum A: Schematic of Common and Limited Common Areas

Addendum B: Approved Exceptions to the rules

ADDENDUM A

Schematic of Common and Limited Common Areas



ADDENDUM B

Approved Exceptions to the Rules

(As of October 14, 2016¹)

Date Approved	Address	Description
10/1/2011	W6958 Brackenwood Lane	In-ground watering system
10/1/2011	W6980 Brackenwood Lane	In-ground watering system
10/1/2011	W6966 Brackenwood Lane	In-ground pet fence
10/1/2011	N1533 Meadow Park Drive	Flag pole and light
10/1/2011	W6988 Brackenwood Lane	Flower and plant garden
10/1/2011	N1529 Meadow Park Drive	Patio wall and hardscaping
10/1/2011	W6958 Brackenwood Lane	Natural gas grill
10/1/2011	W6980 Brackenwood Lane	Natural gas grill
10/1/2011	W6941 Rivendale Court	Retaining wall and patio extension
10/1/2011	N1525 Meadow Park Drive	Retaining wall and patio extension
10/1/2011	W6999 Brackenwood Lane	Stone steps, hardscaping, concrete fire pit and natural gas connection
10/15/2010	Undeveloped lots	With respect to unsold units, all landscaping and hardscaping is subject to approval by the Board of Directors
5/18/2011	W6966 Brackenwood Lane	Landscape plan
5/18/2011	N1545 Meadow Park Drive	Patio landscaping no more than 12 feet from home
5/18/2011	W6999 Brackenwood Lane	Initial landscaping plan
3/28/2012	W6957 Brackenwood Lane	Extend roof line of condo over concrete patio with variance of 20 feet setback from property line (13 feet) Town has approved a 10 foot setback
5/23/2012	W6999 Brackenwood Lane	Shrubs around retention pond. Flowers and lights in rocks NOT approved.
5/23/2012	W6957 Brackenwood Lane	Put in 5-6 trees to provide shade to patio and berm area. Previous proposal to build roof was abandoned

9/27/2012	All units	Individual home owners may submit a plan for installing an underground sprinkler system around the house to be considered for final approval by the Board of Directors
2/28/2013	W6942 Rivendale Court	Placement of tasteful sculptures in limited common area
6/26/2013	W6943 Rivendale Court	Awning
6/26/2013	N6988 Brackenwood Lane	Tree
6/26/2013	All units	Golf carts may be used on private roads in complex
6/26/2013	W6934 Rivendale Court	Plantings around the SLCA sign can be done in collaboration with the Grounds Committee
6/26/2013	N1525 Meadow Park Drive	Tree planting approved - owner to pay for tree
8/28/2013	W6942 Rivendale Court	Sun blinds for residence
8/21/2013	N1565 Meadow Park Drive	Addition of a porch
4/22/2015	W6942 Hawkfield Court`	Landscape plan approved. Installation of swallow houses approved for one year. Antlers, bird feeders, and bird bath around storm drain in common area must be removed.
6/24/2015	W6966 Brackenwood Lane	In-ground sprinkler system approved
6/24/2015	W6936 Brackenwood Lane	Placement of statue in limited common area DENIED
6/24/2015	All units	Many units have added stone around their mailboxes without permission. All existing stone bases are grandfathered as of this date
8/24/2016	W6939 Rivendale Court	Use of wood fireplace on patio DENIED
8/24/2016	W6948 Brackenwood Lane	Statue placement in limited common area
8/24/2016	W6938 Rivendale Court	Landscape plan approved
8/24/2016	W6940 Hawkfield Court	Landscape plan approved
8/24/2016	W6999 Brackenwood Lane	Landscape plan approved
8/24/2016	N1567 Meadow Park Drive	Addition of tree approved

¹ Exceptions after said date may be found in the Minutes of the Board of Directors.