

RULES AND REGULATIONS  
FOR  
AUDUBON TRAILS CONDOMINIUM ASSOCIATION

Table of Contents

1. Landscaping
  - A. Conditions for unit owner plantings
  - B. Grade
2. Motor Vehicles
3. Animals
4. Modifications
  - A. Additions, Alterations, Improvements\_
  - B. Storm/Screen Doors & Storm Windows
  - C. Painting
  - D. Front door hardware
  - E. Patios/Balconies
5. Use of common areas
6. Miscellaneous
  - A. Noxious Activity
  - B. Construction Hours
  - C. Quiet Hours
  - D. Outside Attachment to Building
  - E. Signs / For Sale / For Rent / Other
  - F. Trash and Recycling
  - G. Seasonal Decorations
  - H. Smoke Detectors & Carbon Monoxide Detectors
  - I. Mandatory Inspections
  - J. Renting
  - K. Communications
  - L. Enforcement of rules and regulations

## INTRODUCTION

In accordance with the Declaration of Condominium and By-Laws of Audubon Trails Condominium Association, the following rules and Regulations governing our community have been developed.

Fines and penalties may be levied for failure to comply with these Rules and Regulations as prescribed in Article V, Section 5.2 of the By-Laws.

The Rules and Regulations outlined explain the policies and guidelines established by the Board of Directors of Audubon Trails Condominium Association to help protect and provide a peaceful environment for our community. It is the responsibility of the board of directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium and residents are encouraged to report any violations of these rules to the Executive Board.

### Landscaping

#### A. Conditions for Unit Owner Plantings

1. All plantings, except annuals, require the advance approval of the executive Board.
2. All plantings are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.
3. The Unit Owner shall be responsible for maintaining his/her own plantings, including but not limited to flower beds, at all times. If said plantings are not maintained in a timely fashion, the Association has the right to have work done.

4. Unit Owner shall be responsible for restoring the planting to its original condition if directed by the Executive Board to do so.

#### B. Grade

No change in the grade of any portion of the landscaping, including but not limited to lawns and flowerbeds, may be made without prior consent of the Executive Board.

#### 2. Motor Vehicles

- Motor Vehicles, except commercial motor vehicles, shall be parked in Unit Owner's garage or in surface lot area, including motor vehicles of guests and business invitees of Unit Owners.
- No unregistered or inoperable vehicles shall be moved onto or kept on Association property.
- No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.
- No vehicle shall be parked in such a manner as to impede or prevent ready access to garages, ramps or mailboxes.
- Handicap placards/license plates must be visible and on vehicles parked in handicap spaces at all times.
- Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the Board. The Unit owner shall be responsible for the expense of restoring the landscaping or common area to its original condition if any damage occurs.
- The speed limit on the Association property is 15 mph

- No tent, camper trailer, automobile trailer or other movable or portable structure shall be used or permitted on the premises; and any such vehicles or structures, as well as boat trailers, boats, garden tractors and other tools or power equipment will be stored in a garage for any period exceeding five (5) days without prior consent from the Executive Board.
- No commercial vehicles shall be kept upon or in front of said premises except in connection with the servicing and maintenance of said premises; however, one such commercial vehicle may be stored in any enclosed garage.
- Vehicles in violation of this section may be towed at owner's expense.

### 3. Animals

- One pet license per unit
- Any permitted pets must, at all times, be accompanied and under the full control of their owners in any portion of the common areas or limited common areas.
- Any permitted dogs must be leashed at all times.
- All dog owners must pick up their pet's waste immediately.
- Unit owners shall be responsible for all damages to Association property caused by pets, their children, tenants, or guests own, keep or bring onto Association property.

### 4. Modifications

#### A. Additions, Alterations, Improvements

1. No Unit Owner shall make any structural addition, alteration or improvement to any building, nor shall he/she paint or otherwise decorate or change the appearance of any portion of the exterior of any building without prior written consent of the Executive Board, except as provided for in these Rules and Regulations.

## B. Storm/Screen Doors and Storm Windows

2. Only windows and doors which meet the style and color approved by the Executive Board may be installed. The Unit Owner shall be responsible for any damage resulting from the installation and for maintenance and/or restoration to original condition and for any damage to the existing structure directly attributable to the addition.

## C. Painting

Front doors, patios, and balconies may be repainted their existing color, providing the paint color and type approved by the Executive Board is used.

## D. Front Door Hardware

Drop locks, peepholes and door knockers of a non-ornamental type may be affixed to the front door with prior approval of the Executive Board. The Unit Owner shall be responsible for any kind of damage resulting from the installation, and for the maintenance and/or restoration to original condition.

## E. Patios/Balconies

Grills of any kind are prohibited on 2<sup>nd</sup> floor balconies. Per NFPA Code 1 - 10.11.6. All grills must be pulled away minimum 5 ft from the patio's when grilling.

- No Unit Owner shall perform plumbing work that should otherwise be done by a licensed contractor. Wisconsin Code 145.06(1)(a) (a) **No person may engage in or work at plumbing in the state** unless licensed to do so by the department.

## 5. Use of the Common Areas

- There shall be no obstruction of the common area nor shall anything be stored in the common area without prior consent of the Executive Board, except as provided for in these Rules and Regulations.
- Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.
- No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area. The common areas shall be kept free and clear of Unit Owners' personal property, rubbish, debris, litter and other objectionable matter.
- Bicycles, toys, boats, and other outdoor equipment may not be left in the surface lot, sidewalks, or lawn areas overnight or indiscriminately strewn over the common area at any time.
- All unit owner cars including guests must be parked in the garages or off-site during snow incidences to facilitate salting and plowing.
- Garage walkways leading to the back of all buildings are closed off during the winter and will be designated by orange cones.

## 6. Miscellaneous

### A. Noxious Activity

1.

-No slamming of appliances, doors, cabinetry, or drawers.

-No screaming/yelling, music/TV or other noise emitted from any person or object (be it organic, mechanical, electronic or otherwise) that

is sufficiently loud such that the neighboring unit can make out the individual words/lyrics/language being emitted from the offending unit.

-No running the garbage disposal before 7:00 AM or after 10:00 PM.

-No showing up to Board members' homes.

-No moving large furniture before 7:00 AM after 10:00 PM

-No vacuuming past 10:00 PM

2. The Executive Board will only involve itself when two or more Unit Owners file a complaint.

#### B. Construction Hours

Construction shall take place during the week and weekend between approved hours. Monday through Friday 8:00 AM to 6:00 PM. Saturday 9:00 AM to 5:00 PM. No construction of any kind on Sunday or holidays.

#### C. Quiet Hours

Quiet hours shall begin Sunday Through Thursday 7:00 AM-9:00 PM Friday and Saturday 7:00 AM to 10:00 PM.

#### D. Outside Attachment to Building

The Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any building, except as provided for in these Rules and Regulations, and no signs shall be affixed to or placed on the exterior walls or roofs or any part thereof, without the prior consent of the Executive Board.

#### E. Signs / For Sale / For Rent / Other

No sign shall be displayed to the public view on or No "For Sale/For Lease" signs shall be placed in the windows. No signs of any type shall be placed on the

common area, or so as to be visible from the common area, without the permission of the Executive Board or by court order.

F. Trash and Recycling

1. There shall be no batteries, flammable liquids, exercise equipment, mattresses or furniture placed inside or near trash receptacles.
2. All cardboard boxes must be broken down.
3. No plastic bags can be placed inside the recycling receptacle.
4. Any additional recycling or trash including construction waste must be disposed of or recycled off-site.
5. No Unit Owner shall place their trash or recycling bags/items outside of the trash or recycling receptacles.

G. Seasonal Decorations

1. Seasonal decorations, including decorative lights, are permitted on the balconies of the units, providing this is done in a manner not to cause damage.
2. Seasonal decorations should be removed promptly after the appropriate holiday.
3. All decorations are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require any owner to remove any decorations upon written notification to that effect.
4. Decorations on the common area, other than the patios or balconies of the units, require advance approval of the Executive Board and will be considered on individual merit.



#### H. Smoke Detectors & Carbon Monoxide Detectors

Unit Owners shall install and maintain in good operating condition, smoke detectors & Carbon Monoxide Detectors, as required by law, in each unit, the Unit Owner shall be responsible for keeping the smoke detector(s) operable at all times.

#### I. Mandatory Inspections

1. All Unit Owners are required to participate and make available their unit for inspection on date provided annually.
2. All Unit Owners are required to allow all Associations' vendors to inspect their units including sprinkler systems, sprinkler heads, or for any safety concern.

#### J. Renting

No Unit Owner shall rent out their units without prior written approval from the Executive Board.

#### K. Communications

Units Owners are responsible for reading all communications and directives sent by the Association, including mail and electronic mail. Failure to open communications or directives will be the sole responsibility of the Unit Owner.

#### L. Enforcement of Rules and Regulations

The Executive Board after a Violation Notice may fine Unit Owners for any violation based upon Executive Board's monetary discretion provided for in these Rules and Regulations. Unit Owners will be assessed a \$25 fine per day for late fees until such violation is corrected and/or fee is paid. For repeat offenses, Unit Owners' fines may compound.