

ROCK LAKE ESTATES CONDOMINIUM RULES
(For the use and enjoyment of the Condominium)

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RULES

A. CONDOMINIUM UNITS

1. Each member has total control and use of his Condominium Unit for residential Living. Limitations by the Association to enhance the quality of living for all members are:
 - a. Use which creates a nuisance for others. Each resident should particularly minimize noise intrusion in any form including music, machinery and appliances from 11 PM to 9 AM.
 - b. Use shall not damage or interfere with the operation of the common structural or mechanical elements.
 - c. No member/resident shall install or operate in the building any refrigerating, heating, air conditioning or other apparatus or equipment, or use any illumination other than electric light, or use or permit to be brought into the building any inflammable oils, or fluids, such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed hazardous to life, limb or property, without in each case obtaining the written consent of the Board of Directors. Forbidden storage items are any items deemed unsafe by the Board of Directors, Lake Mills Fire Department or materials with an offensive odor.
 - d. No sign, signal, advertisement or illumination shall be inscribed or exposed on any window or other part of the building except such as shall be approved in writing by the Board. Nothing shall be projected out of any window without such consent.
 - e. No containers of trash or refuse shall be stored outside of any Unit. None of the Common Elements may be used by any Owner for the storage of any personal property, except with respect to the deck or breezeway any usual or typical patio furniture or amenities may be kept. All containers of trash or refuse and all items of personal property shall be stored only within the confines of an individual Unit.

B. LIMITED COMMON ELEMENTS

Garages

- a. Only minor car repairing is permitted in the garage area.
- b. Unauthorized parked cars shall be removed at the car owner's expense.
- c. No vehicle shall be parked in any such manner to impede or prevent ready access to another owner's parking space.

The owners, their employees, servants, agents, visitors, licenses, and the owners' families will obey the parking regulation posted at the parking areas and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners.

d. Junk vehicles and those without current license plates are prohibited.

3. Condominium Balconies

a. Owners have exclusive right to use their balcony or patio attached to their unit, including the placement of normal patio-type furniture inside the railing.

b. Owners are obligated to clean the balcony or patio floor and doors.

c. Alterations, changes or additions and permanently affixing items to the floor, walls, ceiling or railings is forbidden without specific written approval by the Board of Directors.

d. Only covered grills may be used for cooking on the patios or balconies.

e. Shaking rugs and mops from the balcony or drying or hanging items from the railings is prohibited. Dropping or throwing anything from the balcony, except for snow, is prohibited.

C. COMMON ELEMENTS

1. Parking lots, Driveways, Walks

a. These facilities are for the use of Unit Owners and their guests. Any Unit Owner shall courteously invite trespassers off the property. Unit Owners shall inform the Board of Directors President prior to guests using the pier or common elements.

b. Unauthorized cars on the parking lots shall be removed with the assistance of the Lake Mills police.

c. No vehicle repairing is permitted.

d. Overnight parking on the lakefront common element area is prohibited, except for emergency, or prior approval from the Board.

e. Trailers, campers and other recreational vehicles may be parked only in specified areas to be outlined by the Board of Directors for a fee to be set by the Board of Directors.

- f. All motorized vehicles are to have current licenses and are not to be left in the parking areas for an extended period of non-operation.
 - g. Picnic tables that are located on the Common Elements are there for all Unit Owners use and should be awarded on a 'first-come' basis.
2. Piers, Boat Lifts, Boat Trailers, Boat Storage
- a. Pier installation and removal is the responsibility of the Association and lakefront use is limited to use by Association members and guests. No running, diving or jumping from the pier is allowed. Those fishing from the pier must keep the pier free of debris, hooks, and fish remains including blood.
 - b. All boats and personal water craft must be on a lift. It is the responsibility of the Unit Owner to see that the lift is installed and removed for the season. No lifts are allowed on the lakefront land during the summer. Place canoes and kayaks on available rack after use, it is unacceptable to leave canoes and kayaks on the shoreline.
 - c. No boats, campers or trailers are to be left on Common Areas or in parking lots greater than a seventy-two 72 hour period.
 - d. Storage of boats for the winter season is the responsibility of the Unit Owner.

D. PETS (amended 10/08/2016)

- 1. Pets will be limited to 2 animals. Any exception must have prior Board of Directors approval. Pet owners shall restrain their pets from annoying other unit owners, i.e. barking, jumping, etc.
 - a. Each owner of a pet shall assume full responsibility for personal injuries or property damage caused by their pet and shall be responsible to indemnify the Association, its Board of Directors, Unit Owners and occupants of the various units and shall hold them harmless against loss, claim or liability of any kind or character arising from or growing of any act of their pet.
 - b. Each pet owner is responsible for cleaning up after their pet and disposal of all droppings in their trash. The Board of Directors is authorized to assess violators for the cost of any clean up and repair for damage caused by a Unit Owner's pet.
 - c. Any unit owner or occupant who violates this covenant shall be required to pay a Common Area charge in an additional amount equal to the Common Area Assessment for his/her unit for each month in which a violation occurs. In addition, any unit owner who violates this covenant shall be subject to all legal remedies available to the Association, its Board of Directors, and all of the Unit Owners, as provided in the Declaration, in the By-Laws of the Association, and by the law.

F. MISCELLANEOUS

1. Soliciting is prohibited. No one shall solicit for the sale of goods or services, or for donations.
2. Ball games are prohibited on the common grounds.
3. Individual outside antennas or wires are permitted as provided by law, however the Board reserves the right to determine the location of satellite dishes or antennas. It should be assumed no roof placement is allowed. Preference is to place satellite dishes or antennas within the limited common elements of the unit, ie. decks or close proximity to unit to not obstruct mowing. Cable TV is available to all units, but must be contracted and paid for privately.
4. Neither the Board nor the Association is responsible for personal property left in cars in the garage or elsewhere on the premises.
5. The Board of Directors has designated areas for disposal of grass, brush and tree trimmings, tree leaves, et cetera. Any disposal of garbage or any non-biodegradable materials, ie. various building materials, plastic bags, is prohibited. Violators of this rule will be held responsible to the Board of Directors, township and county authorities as applicable.

F. COMPLIANCE AND ENFORCEMENT OF RULES AND REGULATION

1. Each Unit Owner is responsible for full compliance with the rules by all family members, guests, visitors, lessees and others that Unit Owners bring to Rock Lake Condominiums.
2. Losses or damages to common elements caused by a Unit Owner or their guests, visitors, lessees or other persons shall be replaced or paid for by the Unit Owner involved.
3. Routine enforcement is the responsibility of the Board of Directors.
4. The Jefferson County Sheriff should be notified in case of law violations.
5. Any resident suspecting the loss of damage of any of his personal property should immediately bring it to the attention of the Board of Directors.
6. Any unit owner can report an infraction of the established Rules and Regulations to the Board of Directors.
7. The Board reserves the right to amend, alter, or cancel any of these Rules and to make such other Rules from time to time as may be deemed necessary for the safety, care and cleanliness of the premises, and for securing the comfort and convenience of all Unit Owners.
8. All Unit Owners shall be responsible for proving a copy of these Rules to prospective buyers prior to the sale of their unit.

9. All unit owners will be responsible to provide to the Board of Directors, annually, on the renewal date of your policy, a current Certificate of Insurance evidencing a minimum of \$300,000 liability (revised 4-26-2010 added).

G. ARCHITECTURAL REGULATIONS

1. Any changes, alterations and/or additions to any part of the Common Elements not specifically approved in the Rules are prohibited without approval by the Board of Directors.
2. Any request for changes, alterations, and/or additions in Common Elements must be presented in writing to the Board.
3. Temporary holiday decorations may be placed on a unit by the resident, providing the decoration conforms to the established policy set and approved by the Board.