

Sunset Cove Condominiums

Wisconsin Dells, WI 53965

RULES

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 include:

A. Condominium Units

1. Use which creates a nuisance for others. Each resident should minimize noise intrusion in any form including music, machinery and appliances from 10 p.m. to 9 a.m.
2. Use shall not damage or interfere with operation of the common structural or mechanical elements.
3. The toilets and other apparatus shall not be used for any purpose other than those for which they were constructed, nor shall improper articles be thrown into them. Any damages resulting from misuse thereof shall be borne by the member upon whose premises it shall have been caused.
4. No member/ resident shall install or operate in the building any heating equipment or use any illumination other than electric light or use or permit to be brought into the building any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb, or property, without in each case obtaining the written consent of the Association or Manager.
5. No sign, signal, advertisement or illumination, including but not limited to "For Sale" or "For Rent" signs, shall be inscribed or exposed on any window or other part of the building except such as shall be approved in writing by the Association. Nothing shall be projected out of any window without such consent.
6. The temperature in all units shall be maintained at a reasonable level year-round to insure proper operation of all utilities including, but not limited to, plumbing. The unit owner is responsible for any damage caused to individual or common elements caused by his or her failure to maintain a reasonable temperature and any damages sustained by the Association may, at the option of the Association, be treated as an unpaid assessment. The Association further reserves the right to adjust the heat of the individual units during the winter months. *Currently, all units are required to maintain a temperature of 65 degrees from November 15 to March 31 of the following year.*
7. All members/residents shall purchase and provide for their Units a complete set of blinds, drapes and/or curtains packages. This package must be purchased and installed within 10 days after the date of closing on the individual Unit involved. No sheets or temporary measures of any type shall be used.
8. No member shall install or use a waterbed without first obtaining approval of the Association and securing a policy of insurance covering any and all losses which may occur as a result of use of such waterbed with policy limits in an amount to be established by the Association.

B. Limited Common Elements-Unit Balconies

1. Owners have exclusive right to use the limited common element balcony appurtenant to their units, including the placement of normal patio-type furniture inside the railing of the balcony.
2. Owner is obligated to clean the balcony floor and doors. Cleaning will be accomplished so as not to interfere with the balconies below.
3. Alterations, changes or additions and permanently affixing items to the floor, walls, ceiling or railing are forbidden without specific written approval of the board.
4. Only electric grills may be used for cooking on the patios or balconies.
5. Shaking rugs and mops from the balcony or drying or hanging items from the railing is prohibited. Dropping or throwing anything from the balcony, except for ordinary snow removal, is prohibited.

C. Common Elements-Parking Lots, Driveways, Walks, and Boat Docks

1. These facilities are for the use of the Unit Owners and their guests. The manager shall courteously invite trespassers off the property.
2. Each unit is assigned one parking spot and one boat slip.
3. No vehicle shall be parking in any such manner to impede or prevent ready access to another owner's parking space. The owners, employees, servant's agents, visitors, licensees and the owners' families will obey the parking regulations posted at the parking areas and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners.
4. Unauthorized cars in the parking lots shall be removed with the assistance of the Police and at the owner's expense.
5. No vehicle repairing is permitted.
6. No trailers, campers and other recreational vehicles are permitted.
7. All motorized vehicles are to have current licenses and are not to be left in the parking area for a period of non-operation in excess of one month. Junk vehicles and those without current license plates are prohibited.

D. Miscellaneous

1. Soliciting is prohibited. No one shall solicit for the sale of goods or services or for donations.
2. No individual should use outside antennas or wires. Cable TV is available to all units and it must be contracted and paid for privately.
3. Neither the Board, the Association nor the Manager is responsible for personal property left in cars in the parking lots or elsewhere on the premises.
4. Tipping or gratuities to any employee is prohibited except through a Christmas fund or other method established by the Board.
5. Employees are prohibited from entering individual Units while they are on duty except to perform work as authorized by the Manager or as otherwise authorized in the disclosure materials. The manager will provide notice to Unit owners to enter a Unit in their absence.
6. Bicycle storage. Bicycles should be stored in your Unit or in the designated areas in their stair towers. No bicycles may be parked on balconies, walks, drives, lawns or hallways at any time.
7. Laundry Equipment. Laundry equipment should not be used before 9 a.m. and after 10 p.m.
8. Security. If you notice any suspicious person on the premises, call the police. To maintain security, do not let anyone that you do not personally know into the building. Keep all doors closed and locked. Do not prop open any door. Notify the manager if any doors do not close and lock.
9. Management needs. Every year your HVAC should be inspected and a record should be sent to the management company. The management company will need an updated certificate of insurance each year and a copy of your \$1,000,000 liability policy. If you change your condo lock a new key will need to be given to the manager.

E. Architectural Regulations

1. Any changes, alterations and/or additions to any part of the Common elements or Limited Common elements not specifically approved in the rules are prohibited without approval of the board.
2. Any requests for changes, alterations and/or addition to the common elements are to be presented in writing to the board.
3. Placement, transfer or removal of furniture or wall hangings in the common elements is not allowed.

F. Compliance and Enforcement of Rules and Regulations

1. Each Unit Owner is responsible for full compliance with these rules. It will be the unit owners' responsibility to see that all family members, guests, visitors, lessees and others brought to Sunset Cove Condominiums comply with these rules.
2. Losses or damage to Common elements caused by a Unit Owner, a member of his or her family, a household pet or his or her guests or other authorized visitors or occupant shall be replaced or paid for by the unit owner involved as provided in Article IV, Section 4 of the Declaration.
3. All pets should be on a leash in common areas. Only owners may have pets in their unit at any time. Owners who allow unauthorized animals in their units will be charged a fine of \$50/day. Violation notices will be sent to the homeowner via email giving the owner 24 hours to have the pet removed. If the animal is not removed the fine will be levied. *New rule took effect July 1, 2018.*
4. Routine enforcement is by the manager, following policies and procedures established by the board.
5. Police will be called for law or ordinance violations.
6. The weight room can only be used by owners and their immediate families. Our liability insurance only covers use by owners.
7. Any resident or staff member suspecting the loss or damage of any of his personal property should immediately bring it to the attention of the manager.
8. Any unit owner can report an infraction of the established rules and regulations to the manager.
9. A late fee of \$25 will be charged for non-payment on the 16th day of the month that the association fees are due. In addition to the late fee, the pool and fitness fob will be disabled after 30 days delinquent in assessment payments. Cable TV will be disconnected if an owner is 60 days delinquent in assessment payments. A charge of \$80 will be issued for shutting off the Fob and Cable. The fee will be added to the delinquent amount. When all dues are paid in full, the Fob and Cable will be turned back on. After 90 days of delinquency, the owner, renter or any one associated with the unit will not be allowed to use the common area parking space or boat slip assigned to the unit.
10. Vehicle/boats in either common area will be ticketed and towed at the owners' expense. The owner will be responsible for any and all charges associated with the removal of the vehicle/boat. When all dues are paid in full, the owner and /or renter will be allowed to use the parking area and the boat slip again.
11. 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. Any such alterations, alterations or cancellation shall be effectuated in accordance with the power and duties granted to the board as set forth in the Sunset Cove Condominium Declarations.