

# 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. See addendum, the last 2 pages of these rules for short-term and long-term rental instructions.
4. 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.
5. 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.
6. 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.
7. The temperature in all units shall be maintained at a reasonable level year-round to ensure 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 April 15 of the following year.*
8. All members/residents shall purchase and provide for their Units a complete set of blinds, drapes and/or curtains package. 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.
9. 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. Railings however, new in 2017, have restrictions-no lowering of any objects from balconies, no hanging of anything including but not limited to towels, garments, undergarments, swim suits and coolers.
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 outside cooking on Sunset Cove property.
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 marked with the unit number and one boat slip. If assigned parking spot is used by someone, homeowner should call the police first so vehicle can be ticketed and then call Platts towing for removal of vehicle. Sunset Cove manager needs to also be notified. Car hangers have been given and should be used by all owners.
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, service agents, visitors, renters, 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. Police will be called. No vehicle repairing is permitted.
4. Unauthorized cars in the parking lots shall be removed with the assistance of the Police and at the owner's expense. After a snowfall of 2", all cars should be moved by 8 a.m. to allow snowplow to remove snow from the parking lots. A \$50 fine will be assessed for non-removal of vehicle.
5. Each homeowner is assigned one dock for their use or an immediate family member's use. No boatlifts will be allowed. A floating pad may be used for one PWC but cannot exceed 8 ½ ft. See Article IV, Section 7 in our Sunset Cove declarations. Beginning May 1, 2023 all boats docked at the Sunset Cove property will need to have their boat registration and insurance on file with our management. If a boat is docked without these documents on file the boat will be towed at the owner's expense. Registration File will be carried over from year to year so if the same boat and numbers remain the same you do not need to send in new registration. Boat insurance will need to be updated each year. This rule includes homeowners, short term renters and long-term renters. No coolers or any items should be dragged up or down any stairways.

6. No trailers, campers and other recreational vehicles are permitted on Sunset Cove property. Police will be called in this situation.
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.
8. No metal shovels or objects should be used on the stairways, sidewalk, or front halls/porches.

## 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 included in the association fees.
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. 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.
5. 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.
6. Laundry Equipment. Laundry equipment should not be used before 9 a.m. and after 10 p.m.
7. 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 pool building. Keep all doors closed and locked. Do not prop open any door. Notify the manager if any doors do not close and lock.
8. Management needs. 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 to be locked in the key box in the office for emergencies. For boats docked at Sunset Cove please see *Rule C5* for guidance.

## E. Architectural Regulations

1. Any changes, alterations and/or additions to any part of the Common elements or Limited Common elements including landscaping 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

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. *If a homeowner or guest is non-compliant to these rules and regulations, management will first issue a warning letter. Second violation of same issue will be a \$100 fine.*

1. 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 Declarations.
2. 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.*
3. Routine enforcement is by the manager, following policies and procedures established by the board. Police will be called for law or ordinance violations.
4. The weight room can only be used by owners and their immediate families.
5. 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.
6. Any unit owner can report an infraction of the established rules and regulations to the manager.
7. A late fee of \$25 will be charged for non-payment on the 16<sup>th</sup> 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 and a homeowner will be charged \$25 to reactivate pool and fitness fob. 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. Fines levied for violations of the short-term rental policy and not paid as outlined in the short-term rental rules will also result in the FOB being turned off. 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.
8. 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, 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.

See the following rules and regulations for long-term and short-term rentals.

SUNSET COVE SHORT TERM RENTAL  
RULES AND REGULATIONS

If you choose to use your unit for short term rentals these are the guidelines you must follow.  
These rules and regulations help protect Sunset Cove Association and our Owners.

1. You must obtain a license from the state of Wisconsin and a copy must be on file with Sunset Cove management. If Sunset Cove Association does not have a copy of your license on file and you are renting your unit, you will be reported to the State. A yearly short term rental registration and \$600 fee paid to Sunset Cove needs to be completed and received by management by December 15 for the next years rental.
2. Two-bedroom units have a max capacity-6 guests. One-bedroom units have a max capacity-4 guests. No added visitors or guests are allowed over this limit.
3. There is No Smoking allowed in units for safety reasons.
4. There are No Pets allowed on the premises.
5. A Sunset Cove guest letter must be posted in each rental unit.
6. A Sunset Cove copy of our Rules and Regulations must be posted in each rental unit.
7. Pool hours are 9 a.m-8 p.m. There is no lifeguard on duty so all children 12 and under must be accompanied by an adult. No added guests are allowed in the Sunset Cove pool.
8. Quiet time is from 10 p.m.-9 a.m. Quiet time includes: no laundry machines or dishwasher being used; no whirlpools being used; no vacuuming; and no loud music. No washing machine and dishwasher is to be used unattended, because of possible flooding.
9. No guest is allowed to use the fitness center due to insurance reasons.
10. Parking at Sunset Cove is limited to one car per unit. No campers, trailers, motor homes or boats are permitted on property. Cars will be towed if another homeowner's parking spot is used. A Sunset Cove parking pass should be visible in the vehicle.
11. Recycling is enforced in this municipality. Trash and recycle items have their own dumpsters.
12. There should be no hanging of anything including garments, towels, etc. on the outside railings. No attachment of anything to the outside patio/balcony ceiling.
13. If a guest is using the Sunset Cove boat slip you will need to receive a copy of their boat registration and insurance before they use our dock. Our manager will need a copy. Also, boaters should not drag their coolers up or down any stairs. Nothing is allowed to be left or stored on the docks.
14. Fines may be levied against the residents/owner for violations. First offense: \$50, Second \$75, Third \$100. Fob will be disabled after 30 days delinquent in fine payment and a homeowner will be charged \$25 to reactivate pool and fitness fob. At any time, if the resident(s) actions endanger the other residents at Sunset Cove, legal action will be taken to remove the resident(s) from the property. If charged by police or any other agency, unit owner is responsible for the charges.
15. If fine above has not been paid after 30 days, fob will be deactivated for the pool building.

Sunset Cove is a beautiful place and we want owners and renters to enjoy themselves.  
Thank you for your cooperation.

SUNSET COVE LONG TERM RENTAL  
RULES & REGULATIONS

If you choose to use your unit for Long-term rentals these are the guidelines you must follow.  
Wisconsin Condominium Law Chapter 703 must be followed by all Landlords.

1. The prospective tenant(s) must be approved by Sunset Cove Association before signing a lease and have no felonies on their records. Contact the Sunset Cove manager to review the application.
2. Two-bedroom units have a max capacity of 4 people (no more than 2 unrelated). One-bedroom units have a max capacity of 2 people. No added guests or visitors are allowed over this limit.
3. A copy of the written lease (each year) needs to be given to the Association with the contact information for the tenant(s) within 5 business days of signing of the lease. (Wisconsin State Law) If you need a lease, please contact the management company.
4. A copy of the Sunset Cove Rules & Regulations must be given to the new tenant(s). All rules will need to be followed. See Compliance and Enforcement section F in Sunset Cove Rules and Regulations.
5. Please make sure to have the proper Smoke Detectors & Carbon Detectors in your unit for safety, per Wisconsin Law.
6. Renter needs to obtain renter's insurance. A copy needs to be on file with Sunset Cove.
7. No Smoking allowed in units for safety reasons.
8. No Pets are allowed on premises.
9. No renter is allowed to use the gym.
10. A Sunset Cove guest letter should be available in each rental unit. **MUST BE POSTED.**
11. Pool hours are 9 a.m-8 p.m. There is no lifeguard on duty so all children 12 and under must be accompanied by an adult. No added guests are allowed in the Sunset Cove pool.
12. Quiet time is from 10 p.m.-9 a.m. Quiet time includes: no laundry machines or dishwasher being used; no whirlpools being used; no vacuuming; and no loud music. No washing machine and dishwasher is to be used unattended because of possible flooding.
13. Parking at Sunset Cove is limited to one car per unit. No campers, trailers, motor homes or boats are permitted on property. After a 2" snowfall your vehicle must be moved from parking lot. If not removed a \$50 fine will be assessed to the owner. A Sunset Cove parking pass should be visible in your vehicle.
14. Recycling is enforced in this municipality.
15. There should be no hanging of anything including garments, towels, etc. on the outside railings. No attachment of anything to the outside patio/balcony ceiling.
16. Nothing should be stored in the walkways or stairwells (only bikes) outside of unit stairwell.
17. Fines may be levied against the residents/owner for violations. First offense: \$50, Second \$75, Third \$100. At any time, if the resident(s) actions endanger the other residents at Sunset Cove, legal action will be taken to remove the resident(s) from the property. If charged by police or any other agency, unit owner is responsible for the charge.
18. If fine above has not been paid after 30 days, fob will be deactivated for the pool building.

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