

SCHEDULE A OF THE BY-LAWS

OF

SOUTH PARK ESTATES CONDOMINIUM OWNERS ASSOCIATION

(With changes through August 8, 2013)

INITIAL RULES AND REGULATIONS OF THE ASSOCIATION

I. VEHICLES AND PARKING

- A. Overhead garage door must be closed when not in use for ingress and egress.
- B. Guest parking is permitted in the host's driveway and on the streets if it does not affect access to any driveway or walkway and is not otherwise prohibited by the Association or by the City of Neenah.
- C. No commercial vehicle, motor home, recreational vehicle, boat or trailer is allowed on the condominium common areas unless it is parked for loading or unloading. Overnight parking is not allowed unless specifically approved by the Board. Street parking is governed by the laws of the City of Neenah.
- D. Vehicles are not permitted on patios or grass areas. The term "vehicles" includes cycles, bikes ATV's, jet skis, boats and snowmobiles.

II. PET CONTROL

- A. All pets must be walked on a leash.
- B. The owner of each pet is responsible for immediately cleaning any dirt or soilage caused by the pet in any developed area. Cat litter must be placed in a plastic bag, securely tied.
- C. Landscape damage caused by a resident's pet(s) will be repaired at the expense of the unit owner involved.
- D. The leash used to tether pets must be kept to a reasonable length so as not to become a nuisance to other residents or

their guests. (Pets may only be tethered in the rear of the units.)

- E. Dogs must not be left unattended in the garage or on the common areas.
- F. A unit owner is responsible for the pets of anyone living in or visiting his/her unit.
- G. No pet shall be allowed to create a noise nuisance on the condominium premises.

III. GARBAGE AND REFUSE

- A. Garbage must be kept in the garage, except when set out for pickup.
- B. Garbage & Recycling materials must be in compliance with City of Neenah Regulations.
- C. Garbage can be put out at designated area only after dusk the night before a pick-up day or on the day of pick-up and promptly put away after pick up.

IV. GENERAL USE AND OCCUPANCY

- A. No unit owner or occupant shall, except in specifically designated storage areas, place, store or maintain objects of any kind in the walkways, grounds, or other common areas.
- B. Every unit owner or occupant shall observe all laws, ordinances, rules and regulations now or hereafter enacted by either the State of Wisconsin, the City of Neenah, or adopted by the Association.
- C. Common walks, lawns, and other common areas and facilities shall be kept free from rubbish, debris, and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner.
- D. No outdoor clothes lines may be erected and nothing shall be hung or exposed on any part of the common areas and facilities of limited common areas except as approved in WRITING by the Board of Directors.
- E. A unit owner or occupant shall not cause or permit anything to be hung or displayed on the outside windows or placed on the

outside walls of his/her unit, and no sign, awning, shutter, or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior written consent of the Association, except as specifically allowed in the By-Laws.

- F. Unit owner or occupant shall not do any work which would jeopardize the soundness of safety of the property, or reduce the value thereof, or impair any easement.
- G. A unit owner or occupant shall be liable for the expense of any maintenance, repair, or replacement to the common areas and facilities rendered necessary by his negligence or by that of any member of his family or his or their guests, employee, agents or lessees.
- H. A unit owner or occupant shall not paint or otherwise decorate or adorn or change the appearance of the patio to which said unit owner has exclusive use and possession.
- I. No exterior structural or landscaping changes or alterations shall be made in any unit without prior written consent of the Board of Directors.

V. MAINTENANCE PERSONNEL

- A. All employees of the Association are hired by and remain under the direction of the Board of Directors. They are all assigned to specific duties and may do no other work unless they have a work order issued by the Board of Directors.
- B. Should outsiders be authorized to make repairs of any kind within a unit during the owner's or occupant's absence, it is necessary that the Board of Directors be advised, IN WRITING, indicating that entry to the unit is authorized.