

RULES AND REGULATIONS
SPENCER VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

Preface

The Rules and Regulations established by Spencer Village Condominium Homeowners Association, Inc. (The Association) are not designed or proposed to restrict or infringe on the rights of anyone. They are set forth to protect and ensure the full enjoyment of Spencer Village Condominium by everyone. Cooperation by everyone is requested. Guests are subject to the same rules and regulations as are Condominium Owners.

Changing and Adding Rules and Regulations

Owners wishing to change or add a specific rule or regulation should make the request in writing to the Declarants or a member of the Board of Directors for consideration. Rules and regulations may be then added or changed in accordance with the procedures established in the By-Laws of the Association.

Enforcement

Owners should first of all discuss infractions of rules and regulations with the neighbor or resident Owner involved, if at all possible. If this does not successfully resolve the problem then the resident shall notify the Board of Directors or the Declarants in writing, signed by the Condominium Owner.

Upon a first violation of a rule or regulation, the offending resident will receive a letter from either the Declarants or the Board of Directors. Upon a second infraction of a rule or regulations, the resident will be requested to appear and meet personally with either the Declarants or the board of Directors. If a satisfactory settlement can not be reached by obtaining equitable relief from the Outagamie County Circuit Court in the form of either affirmative or restrictive injunctions plus costs and attorney's fees.

Rules and Regulations

1. All provisions of the Condominium Declaration including, but not limited to, Section 11 entitled "Authorized and Restricted Uses of Property" are considered part of these rules and regulations and may be enforced in the manner provided above. The provisions of the Declaration, however, may not be changed or amended except in accordance with procedures for amendment of the Declaration established in Section 26 of the Declaration entitled "Amendments."
2. Owners of recreational vehicles, boats, trailers, and other mobile or stationary devices too large for parking or storage in a garage should make arrangements for storage of these items off the Condominium premises if they are to be kept for more than forty-eight (48) hours.
3. Automobiles and other motor vehicles shall be stored inside garages or in driveways, and not in the street for any period in excess of twenty-four (24) hours unless previously approved by the Board of Directors. Garage doors shall be kept closed except when entering or leaving the condominium property, or when the garage is occupied by a person or persons.

4. (A) One dog will be permitted per residence. (B) Any resident dog must be under 25 pounds. (C) No aggressive breed of dog will be allowed on the premises at any time. (D) All resident or visitors' dog must be leashed when outdoors. (E) Owners/guests must clean up after their dog. (F) No resident/visiting dog may be a nuisance with their barking. (G) All dog owners/visitors must abide by the Town of Grand Chute rules and regulations concerning their dog. (H) All owners will be liable for any biting or destruction caused by any pet, including lawn damage. (I) No pet houses, cages, kennels, or other enclosures of any nature shall be permitted anywhere on the Condominium property. (Revision per two separate petitions signed by $\frac{2}{3}$ majority of owners in October, 2010 and July, 2011. (As of October 2010, current resident dogs are 'grandfathered in' under this rule.) (Revision adopted February, 2012.)
5. Noise from social gatherings such as music which may be heard by neighbors shall not continue beyond 10:00p.m. Musical instruments, radios, and other audio or music producing devices shall not be played at volumes such as to disturb other residents. (Revised February, 2012.)
6. Outdoor camping and campfires or fire pits are not permitted. (Revised February, 2012.)
7. The removal of natural vegetation, trees or wood from the Condominium property is prohibited.
8. Hunting, trapping, or the use of firearms, including but not limited to handguns, rifles, shotguns, BB guns, pellet guns, sling shots, and bows and arrows, are not permitted on the Condominium property.
9. Noxious activities of every nature whatsoever which would unreasonably disturb other condominium residents as determined in the discretion of the Board of Directors are prohibited.
10. Driveways, walks, patios and exterior portions of Condominium Units shall be maintained in a neat and orderly condition. The placement or accumulation of any unsightly materials is prohibited.
11. Interpretation of the intent and meaning of these Rules and Regulations shall rest in the discretion of the Board of Directors of the Association.
12. Satellite dishes no larger than 18" may be mounted on the roof at the back of the building. Permission is required and a variance must be signed by the owner accepting responsibility for any damage that occurs during installation, removal or other means. This variance transfers to the new owner when you sell. Revised 11/1/2017

13. Effective October 1, 2013, any owner or lessees in violation of the Declaration, By-Laws, or Rules and Regulations will result in a fine of \$50.00 per month. Unpaid fines will also accumulate the 1-1/2 percent interest after 30 days outstanding. As stated in Article V 5.2 "The Association, through its Board of Directors, shall designate such means of enforcement thereof as it deems necessary and proper." (Rule adopted August, 15, 2013.)

14. Christmas and holiday lights: no strings of lights (of any type), strobes, projection lights or inflatable decor is allowed anywhere.

15. Car washing is prohibited where there are shared water meters.

16. Owners are not allowed to plant in the common shared areas - front, back or side. Potted flower and vegetables are allowed.