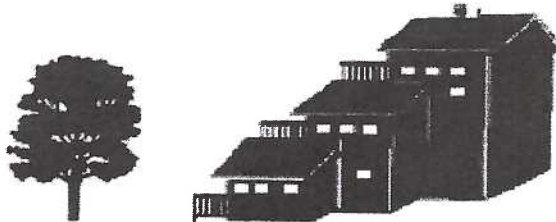


"To maintain and enhance the value of our community"

Creekside Condominiums

Owners' Rules and Regulations



Established by the Board of Directors under the authority granted to them by the Declarations and By-Laws of the Creekside Owners Association

These Rules and Regulations were approved and adopted at the meeting of the Board of Directors held on June 19, 2023

Consideration of Neighbors

No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or interferes with the peaceful possession or proper use of the property. Have consideration for your neighbors; to keep from disturbing the peace, turn down your TV, radio, stereo, or other musical instruments no louder than conversational loudness with doors or windows open. Don't slam doors, close cabinet doors quietly.

Outdoor Cooking

Wood or other non-explosive fuel may be burned for the purpose of cooking or preparing goods, only under constant supervision, not nearer than ten (10) feet to any building, in a substantial burner built of metal.

Propane fueled grills and appliances shall not be used above the first floor level of any porch or deck attached to a building.

Gas grills and appliances may be installed in accordance with the manufacturer's specifications and requirements of the City of Sheboygan Fire Department

Propane grills may be stored in your garage.

If you have a natural gas furnace, you need to install a carbon monoxide detector. All units must have a working smoke alarm. Smoking is not allowed in the hallways of any building.

Pets

Unit owners may have 2 pets (dogs and cats only) on the condominium property not weighing more than 30 pounds and are subject to rules and regulations as may be adopted by the Association

A unit owner maintaining a pet shall be responsible for the cost of any damages caused by the pet, including but not limited to personal injuries to others and landscaping damage caused by animal waste or digging, and shall be responsible for the day to day maintenance of such damage caused.

Current owners of more than 2 pets shall be grandfathered in. The association asks that you register your pets at the condo office.

All animals must be restrained by a substantial leash or chain not exceeding 8 ft in length, in the hands of a person who is directly controlling the movement of said animal.

Specific breeds of dogs are not permitted on condominium property. They are: Rottweiler, Pit Bull, Doberman, German Shepherd and Chow. Any owner bringing such breed of dog onto condominium property or allowing others to do so, will be subject to a \$50 fine for each violation and be liable for personal injury or damage to condominium property.

Traffic Control and Parking

SPEED LIMIT: Observe the 15 mile per hour speed limit and obey all STOP signs.

PARKING: Each unit is allotted two parking spaces. The garage is one of your parking spaces and your second space is the area in front of the garage. The parking areas adjacent to the buildings but not located in front of garages as designated on exhibit K are for the exclusive use of guests of the unit owners in said building. (Dec Sec 3.4). If you reside in Country Place and you do not have a garage, you may use two parking spaces in the area close to your condo. Short term parking on the roadway is permissible if it does not restrict the normal flow of traffic. The three stalls adjacent to Condo Office are reserved for short term parking or for Condo business only.

Boats, trailers, snowmobiles, campers, RVs, or unlicensed vehicles, etc. may not be parked on Condominium property for more than 72 hours. Car washing is allowed by owners and tenants, but only on paved or black topped areas.

SNOW PLOWING OPERATIONS:

Crosscreek Drive – move vehicles from front of garage to visitor parking when it begins to snow. Return vehicles to garage approach when driveway plowing is complete.

Country Place – vehicles parked near garages or buildings must be moved across the lot to allow plows to remove snow. As soon as plowing is complete, move them back to allow plows to clean the other side of the lot.

Signs

No signs of any kind shall be displayed for public view on the Condominium property except those approved and authorized in advance by the Board of Directors.

Penalties for Violations

1st- Offense-Warning letter will be sent

2nd Offense-\$10 fine will be levied

3rd Offense-\$25 fine will be levied

Each Additional Offense-\$25 fine will be levied

Anyone assessed a fine for any violation has the right to appeal to an Arbitration Committee consisting of three owners, (not Directors) selected by the membership at the Annual Meeting. The decision of the Arbitration Committee will be final.

Accidents and/or Injuries

The association will not assume any liability for any accidents or injuries in the common or limited common areas unless the association is found to be liable. Owners are expected to report any areas near their unit that require snow and/or ice removal. A salt container will be provided at common entrances for you. Hand rails will be placed near common entrances to provide assistance in entering the building. If your building does not have either a salt container or a hand rail, please request one. If excessive icicles or snow are hanging over the edges of a roof, please let our agent know and he will remove them.

Keys

Sometimes it is necessary for us to get into a unit for an emergency. So that damage to a door may be minimized, we ask that each owner have a duplicate key made for their unit and give it to the condo office. It will be marked for your unit and placed in a locked cabinet in the condo office and will be used only in emergencies or with your approval. This is voluntary, but very helpful. Several times individuals have been locked out of their unit and ask us to let them in. If we don't have a key in our office, we have no way of entering your unit.

Association Building Rental

The condo meeting room is available to rent by any owner. If interested in renting the building for any gathering, please contact the Association Office to make a reservation. Reservations are on a first come first served basis. The cost of \$25 must be paid when picking up the key.

Requirements:

Clean up must be made before 9:00 AM the next day

Refrigerator plugged in before; unplugged & cleaned after

HOURS 10:00 AM to 10:00 PM

Occupancy Limit is 30 people

Floors vacuumed, garbage removed

All chairs and tables stacked

No smoking; No pets allowed in building

Hot water heater turned up before; down after

Tenancy

All tenants are bound by the rules and regulations of Creekside Condominium Association. Any repeated or flagrant violations of these rules shall be cause for termination of any lease and eviction of the tenants. The rules and regulations also bind all guests/visitors to Creekside and it is the owners' duty to see that their guest/visitor/tenant are in compliance. The manager has the authority, as agent for the association, to order any guests or visitor who is in violation of the rules and regulations to leave the property. Residents must notify the Condo Office of all guests, their vehicles and length of stay if longer than two consecutive days. The owner or leasing agent must provide the Condo Office with a copy of all leases, so the management is aware of the tenants and the terms of the lease.

Any tenant not recorded on the lease is subject to approval by the owner or leasing agent. Tenants are required to furnish the Condo Office with required information on the tenant information sheet. Owners and leasing agents are requested to include the names of all tenants on the lease, and not to rent a unit in the name of any business; they are additionally requested that a maximum of not more than three tenants be allowed per unit. Each lease must be for a minimum of six months unless approved by the Board.

Architectural Control

No building, fence, wall, or other structure including but not limited to wash posts, planters, air conditioning units, doors, or windows, lawn ornaments, cable TV installations, shall be commenced, erected, or maintained upon the condominium property, nor shall any addition, change, or alterations be made to or on the building exteriors or structural changes within the individual living units until the plans and specifications showing the nature, kind, shape, height, materials, color, and location thereof shall have been submitted in writing to and approved by the Board of Directors of the Association.

In the event the Board of Directors fail to approve such plans and specifications within 30 days of their submission, such plans and specifications shall be deemed disapproved. If approved by the Board, all upkeep then becomes the owner's

Building Security

The security, protection and safety of your unit and others in your building demands that all common entrance doors (front and side garage doors) must be kept closed and locked at all times. It is also suggested that all windows and patio doors be secured, especially when you are away from your unit.

Common and Limited Common Areas

Limited personal property may be placed in a hallway or foyer as long as the four owners agree and it does not violate the fire code. Placing of plastic type storm windows on the exterior surfaces of windows is not permitted.

SALES: No sale of personal property, including garage sales, household sales, vehicles, boats, snowmobiles, etc. is allowed without prior consent of the Board.

Decks/Patios

Persons using an upper deck shall take all precautions to keep any dirt, food, liquid, or anything else from falling down to the lower patio. It is the responsibility of all owners to remove the snow from their deck. Remember this is one of your fire exits. The only wild animals you are allowed to feed are birds and no more than two feeders are allowed on an upper deck. Do not dump feeders on the ground or over the railings of a deck. Decks should not be used as a kennel for dogs. Carpeting is not allowed on decks.

Garbage and Trash Disposal

Friday is pick up day. All garbage and/or trash to be collected shall be set out no earlier than 6:00 pm on Thursday.

Recycling is mandatory. Garbage is to be put in plastic bags in the Black Lid city containers for collection weekly. Loose recyclables are put in Blue Lid carts for pickup every other week. Owners are encouraged to share when practical.

Dumping of waste materials of any kind in any common area is prohibited. The resident drop off site located at 2026 New Jersey Ave. Questions on collection can be addressed to the DPW at 920-459-3440.

Maintenance and Repairs

All repairs of internal installations for each unit such as water, light, gas, power, telephones, air conditioners, sanitary installations, doors, windows, lamps, and all other accessories belonging to the unit area shall be at the owner's expense.

Common entrance doors and outside surface of garage doors will be maintained by the Association unless necessitated by the negligence, misuse, or neglect of a unit owner or tenant, in which case, such expenses will be charged to the unit owner. All other doors, into or out of a common area, shall be maintained by the unit owner. Owners of upper units may be responsible for any damage to a lower unit or any common area.

All damages to the common areas of your building must be reported within twenty-four (24) hours or within a reasonable time to report storm damages. Report all damages to the Condominium Association in person or by telephone at 920-458-7753.

Odds and End

Purchase of a chair lift is an individual expense, and ongoing maintenance and repair costs are the ultimate responsibility of users, whether or not the original purchaser still resides in the building. The chair lift becomes a permanent fixture of the building and must be left in the building if unit is sold. Purchase of a chair lift requires the approval of the Board of Directors.

Owners at Creekside are allowed to rent the garage with their unit, but only to other residents of Creekside. This is necessary to limit the number of non-owners entering and leaving our buildings and neighborhood.

Special requests for work to be done by our maintenance man must be submitted in writing or by e-mail at office@creeksideoowners.net.

Verbal requests will not be accepted.

****All unit owners must provide a current phone number and e-mail address to the condo office.**

Disclosure Documents

Documents required by State Law on transfer of property
will be provided at a cost of \$25.

Officers and Directors:

Phil Woodard	President
Estin Holcomb	Vice President
Robert Brunette	Vice President
Ceil Mondloch	Secretary
Andy Zenuni	Treasurer

Office Phone: 920-458-7753
Office E-mail creeksideownersoffice@gmail.com

Annual Meeting of Owners:

First Tuesday of May – 7:00 pm
Election of Directors
Approval of Budget
Other topics listed on the
established agenda

Monthly Directors Meetings:

Third Monday of each Month
Each meeting begins with an input session
which allows owners the opportunity to
discuss any problem or offer a suggestion,

Creekside Owners' Association
2505 Crosscreek Drive
Sheboygan, WI 53081