

Rules and Regulations of Harbour Condominiums

As amended on July 31, 2022

These rules and regulations are established for the mutual benefit, enjoyment and comfort of owners and to further the successful operation of the Condominiums. The common facilities are for the use of unit owners, their lessees and guests, as defined in the Declaration. Unit owners are responsible for the observance of these Rules and Regulations by the members of the household, their lessees and their guests.

- A. **Exterior Installations.** Unit owners shall not install antennae or other external equipment or fixtures that affect the uniformity of the building without the prior written consent of the Association. Amended July 1998 to add the following:
- “The installation of satellite small dish television antennas shall be permitted provided that:
1. The small dish antenna is painted to match the condominium colors.
 2. The small dish antenna is placed in an “unobtrusive” position on the roof.
- B. **Negligence.** Unit owners shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligent act or by that of any member of their family or their guests, employees, agents, or lessees, but only to the extent such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates caused by misuse or abandonment of a unit or its appurtenances.
- C. **Attorney’s Fees.** Any proceeding by the Association arising because of an alleged failure of a unit owner to comply with the terms of the Declaration, By-Laws, or these Regulations and as such documents are amended, shall entitle the Association to receive reasonable attorney’s fees and court costs as may be awarded by the court.
- D. **Decks and Balconies.** No laundry, clothing, toys or other similar items should be left on decks or balconies overnight. However; tables, chairs, benches, furniture, and cooking grills shall be permitted on the decks.
- E. **Pets.** Attached as Exhibit A.
- F. **Access Keys and Door Locks.** A unit key and/or door lock code must be furnished by the condominium unit owner to the Board. If the lock is changed, a new unit key and/or door lock code must be given to the Board so that entry to any unit may be made in an emergency or routine preventive house check during winter months.
- G. **Fire Hazard.** No items which may create a fire hazard or obstruct fire exits shall be kept or used in any condominium unit or the common areas.

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- H. **Noise**. In respect for your neighbors' enjoyment of their premises, noise shall be kept to a moderate level at all times, particularly between 11:00 p.m. and 8:00 a.m.
- I. **Storage Sheds**. No flammable materials shall be kept in any storage shed. Neither the Board nor the Association shall be responsible for damage or loss of any items placed in the storage areas.
- J. **Windows**. All windows and doors must be closed before leaving a unit for extended periods to prevent damage from sudden storms.
- K. **Litter, Trash and Garbage Disposal**. Litter and trash shall be placed in trash containers. All persons using common areas will be responsible for leaving those common areas in a clean condition.
- L. **Parking**. Each unit has been assigned a parking space. Parking is permitted by owners and their guests in any other areas of the parking lot on a first come, first served basis. The assigned parking spaces are shown in Exhibit C.
- M. **Equipment**. All equipment failures or damage shall be reported to the Association in order to ensure that the failure will be remedied as soon as possible. Work done in a unit caused by carelessness of the occupants will be charged to the unit owner.
- N. **Children and Guests**. Owners shall be strictly responsible to inform their children and guests as to the provisions of these Rules and Regulations.
- O. **Obstructions**. Bicycles or obstructions of any kind will not be allowed to be stored in walkways or lawn areas overnight.
- P. **Maintenance**. Residents shall check with the Board before installing major or unusual fixtures in their unit, as some fixtures may require approval by the Association. Maintenance of a personal nature is, according to the Declaration, the responsibility of the resident; do not request maintenance personnel to perform personal services during their on-duty hours unless arrangements have been made through the Association.
- Q. **Living Quality**. The complete rights, privileges, duties, and liabilities of unit owners are explicitly stated in the Condominiums Documents. Residents should be familiar with the Declaration and By-Laws to receive the full benefits of Condominium ownership. This is your Condominium and is designed to be a residence of dignity and a source of pride and enjoyment to you and your neighbors. Your cooperation with the Association and with your neighbors is important to ensure equal enjoyment for all owners.

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- R. **Piers and Waterfront.** This section was added in July 2007. The details are shown in Exhibit B to these rules and regulations.

- S. **Water Shutoff** – All units are required to have an operational automatic water shutoff system or a manual shutoff valve. The manual shutoff valve must be turned to the off position if a unit is going to be vacant for 48 or more hours.

- T. **Signs.** Commercial or political signs are not permitted anywhere on the Harbour common property or on Harbour limited common property.

- U. **Trailer Parking.** Trailer parking is not permitted on Harbour property except for short term use (a couple days) while the owner is present.

Changes Approved on 07/31/2022 by:

Chuck Blazeovich, Jr. – President
Robert Broeker – Vice President
Jean Franckowiak – Secretary

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Exhibit A – Pet Policy

1. Only traditional household pets like dogs, cats, birds and fish are permitted.
2. Short-term renters of condo units are not permitted to bring pets under any conditions. A short-term renter is defined as any rental period of less than one month.
3. Visitors to condo units are permitted to bring pets provided the owners (or family members) of the unit are present during the visitation. All visitors and pets of visitors must comply with this policy.
4. Aggressive breeds of dogs are discouraged.
5. All pets shall be registered and inoculated as required by local law.
6. No pets are permitted to run at large. Except for aggressive breeds of dogs, pets may be tied outside on the owner's porch provided the pet's access is limited strictly to the owner's porch. Pets must be on a leash and with the pet owners at all times when outside the condo units.
7. Pets are allowed to swim in the lake; however, as a courtesy, we ask pet owners not to let their pets swim in the area between our two piers whenever anyone is using our beach or swimming area between the piers. During those times, we ask that the pet owners use the spaces on the outside of either of our piers for pet swimming. We further request that if your pet is swimming between the two piers when people come to use the beach or swimming area between the piers, you immediately move your pet to an area outside our two piers.
8. Pets must be on a leash and taken directly off the Harbour's property to urinate or defecate. Pets are not allowed to urinate or defecate on real estate owned by Harbour Condominiums. Accidental defecation must be cleaned up immediately as per Culver Park rules.
9. Additionally, other than movement on a leash to and from: an automobile and a condo unit, one condo unit and another condo unit, a condo unit and a boat, a condo unit and the lake for swimming, pets are not permitted on real estate owned by Harbour Condominiums.
10. All damage created by a pet is the sole legal and fiscal responsibility of the pet owner. If not promptly repaired by the pet owner, damage to the Harbor Condominiums property will be repaired by the Association and the repair costs will be billed to the unit owner.
11. Any pet that repeatedly creates excessive noise, or breaks free of its owner and runs at large, or is aggressive to people, or is destructive to property is not allowed to remain on the property which comprises the real estate owned by Harbour Condominiums.
12. If a pet is offensive, the offended party should first informally discuss the matter with the pet owner and request correction. If a unit owner notices that someone is violating this pet policy, he or she should first informally discuss the matter with the pet owner and request correction. If any of the above conditions

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persist, a letter explaining the offense in detail and requesting specific relief may be sent to the Harbour Condominium Association Board of Directors. The Harbour Condominium Association Board of Directors will then provide written notice to the unit owner of the offending pet and that owner will be expected to take corrective action.

13. The Harbour Condominium Association Board of Directors may not notice non-compliance to this policy. Failure to notice or correct noncompliance with this policy shall not be deemed to be a waiver of any provisions of this policy.

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Exhibit B – Piers / Waterfront Rules and Regulations

Note: Throughout this Exhibit the word Owners refers to owners of Harbour Condominium Units.

These rules and regulations were established for the mutual benefit, enjoyment and comfort of Owners and to treat all Owners uniformly and with equal opportunity for watercraft space and lakefront enjoyment.

This Exhibit documents how the Board will manage the piers, waterfront, etc. and how all Owners will share equally in this valuable common area. It also documents the responsibilities and requirements that apply to all Owners.

1. All Owners are entitled to three watercraft spaces (Entitled Pier Space). The three spaces are referred to as a 'Large Watercraft Space', a 'Medium Watercraft Space' and a 'Small Watercraft Space'. Since the piers are common property, no Harbour Owners are entitled to additional watercraft space other than 'At Risk' rental space which is defined later. The dimensions of the watercraft spaces are as follows:
 - 1.1. Large Watercraft Space – The length of watercraft and lifts permitted in this space is 26 feet and is determined by the manufacturers' specified length rounded to the nearest foot. The piers are laid out to provide a 25-foot opening for the width of two Large Watercraft Spaces, therefore the watercraft, lift, wheel on lift etc. must fit in a width of half this space or 12.5 feet (the lift wheel can overlap the pier runner). There must be clearance for the lifts to be placed in position, so the actual width of the lift must be 10-feet or less. The wheel can overlap the pier runner.
 - 1.2. Medium Watercraft Space - The length of watercraft and lifts permitted in this space is 17 feet and is determined by the manufacturers' specified length rounded to the nearest foot. The piers are laid out to provide a 25-foot opening for the width of two Medium Watercraft Spaces, therefore the watercraft, lift, wheel on lift etc. must fit in a width of half this space or 12.5 feet (the lift wheel can overlap the pier runner). There must be clearance for the lifts to be placed in position, so the actual width of the lift must be 10-feet or less. The wheel can overlap the pier runner.
 - 1.3. Small Watercraft Space - The length of watercraft and lifts permitted in this space is 15 feet and is determined by the manufacturers' specified length rounded to the nearest foot. The piers are laid out to provide a 14-foot opening for the width of two Small Watercraft Spaces, therefore the watercraft, lift, wheel on lift etc. must fit in a width of half this space or 7 feet (the lift wheel can overlap the pier runner). There must be clearance for the lifts to be placed in position, so the actual width of the lift must be 6-feet or less. The wheel can overlap the pier runner.
 - 1.4. At the discretion of the Owner, all three spaces may be used for multiple watercraft/lifts provided all such watercraft and lifts fit in the space chosen. As

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an example, an Owner might choose to use their Large or Medium Watercraft Spaces to accommodate two jet skis on two single lifts or two jet skis on one double lift as long as they do not exceed the length and width limitations.

- 1.5. The Large and Medium Watercraft Spaces will have access from one pier runner. The Owners must plan their watercraft layouts accordingly.
- 1.6. The small watercraft spaces may or may not have access from a pier runner depending on the type of watercraft and depth of the water in a space.
- 1.7. An Owner's Medium and Small Entitled Pier Space will be made available as soon as reasonably possible after you notify the Board of your requirements. If you are not using these spaces, an empty space will not be identified on the pier layout until you have a specific requirement.
2. If for any reason the available space for piers declines, all Owners would lose an equal amount of space on the piers.
3. Unless approved by a majority of Harbour Owners, the Board will not install a third pier. If not installing a third pier interferes with providing all Owners their Entitled Pier Space, the Owners must then choose (by majority vote) between reducing all Owner's Entitled Pier Space and installing a third pier. A third choice, depending on the mix of watercraft at that time, would be to put some small watercraft that do not need access from a pier along the shoreline.
4. Owners should check with a Board member prior to purchasing a lift or watercraft since the space assigned for your lift might require the wheel to be in a specific location or other special lift features (water depth, etc.).
5. Canopies are permitted on all lifts. Canopies with side curtains are not permitted on any lifts. In general, the canopies need to be longer than the watercraft, however; the width of the canopy must fit in the width of the Entitled Pier Space being used. The canopy can slightly overlap the pier. The horizontal support rod of the canopy frame overhanging the piers must not be more than 75 inches above the pier. If a canopy does not have a horizontal support rod, the total height from the "crown" or highest point on the canopy, must not be more than 94 inches above the pier. If the height exceeds this limit, the Owner must lower or remove the canopy at their expense.
6. When requesting space, you were not using in the past, it could take the Board several weeks or more to prepare a space for your use. To avoid delay in using your new watercraft, please give the Board as much advance notice as possible.
7. All watercraft must be placed on a lift.
8. Empty lifts are not permitted to be left on the pier or waterfront for any extended period of time. Do not install your lift unless you plan to use it.
9. All watercraft must be titled and registered to an Owner.
10. In accordance with the legal documents governing the Harbour, Owners are not permitted to rent any common property they do not choose to use; therefore, Owners cannot rent or otherwise let other Owners use their Entitled Watercraft Space.
11. When Owners rent their condominium, they are permitted to remove their watercraft

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- from their lifts and allow the renter to use the lifts during the period they are renting the condominium. They can charge the renter the expense of removing, storing and replacing their watercraft; however, they cannot charge rent for using the pier space.
12. Owners, visitors, guests and tenants may use open spaces on our pier on a short- term basis only. No overnight use is permitted.
 13. Owners, visitors, guests and tenants may beach their watercraft between our two piers on a short-term basis only. No overnight use is permitted. Beaching of watercraft between our property lines and the piers is not permitted anytime because this violates our neighbors' riparian rights.
 14. With the payment of the annual invoice, every Owner will be requested to describe changes to their Entitled Pier Space Requirements from the prior year usage shown on the invoice. This will allow the Board to put together an initial plan for the season but is not a commitment that the Owners' plans will not change. In February, the Board will send all Owners a pier plan for their comments and/or changes in their watercraft plan. In April, the Board will send all Owners and the marinas the pier layout, so the installation process can start. Owners can change their plans for using their Entitled Pier Space at any time during the year; however, the additional space may not be immediately available due to the marinas' ability to react to necessary changes, etc.
 15. Locations of all spaces are assigned by the Board to best utilize the available pier space and match the Owners' requirements as best possible. At times the Board may have to relocate an Owner's assigned pier space.
 - 15.1. Large Watercraft Spaces should not need to be moved very often. If the Board must relocate a Large Watercraft Space, it will first try to 'broker' an agreement between Owners. If that is not possible, the Board will only move these spaces after a unanimous vote of the Board.
 - 15.2. Small and Medium Watercraft Spaces need to be relocated on a more frequent basis to provide Owners space that meets their needs. If the Board must relocate Small or Medium Watercraft Spaces, it will first try to 'broker' an agreement between Owners. If that is not possible, the Board will only move these spaces after a majority vote of the Board.
 16. The Harbour is permitted to rent unused Entitled Pier Space if an Owner does not choose to use their full amount of space during a boating season. This provides Owners who desire additional space beyond their Entitled Pier Space the option to rent extra space on an at-risk basis. Additional rules / process for renting space follows:
 - 16.1. Renting of pier space is provided for Owners only.
 - 16.2. Renting of space will never take precedent over any Owner's right to use their Entitled Pier Space. If an Owner does not plan to use their space for a summer but later in the summer their requirements change, some rented space may need to be vacated.
 - 16.3. The rental charges for a summer season is \$100 for each 6 feet (or fraction thereof) of pier width rented.

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- 16.4. The only pier space available for rental is Owners' Small and Medium pier spaces that they choose not to use at a particular time.
- 16.5. All rents collected during the year will be placed in the General Fund.
- 16.6. Owners renting pier space are always at risk of not being able to rent space. However, if their use of a rented space is disrupted during a boating season they will not be charged rent for the use of that disrupted space for that season.
- 16.7. Each year, the annual dues invoice will include a section that asks Owners if they would like to rent additional pier space beyond their Entitled Pier Space. Owners who want to rent space must return their completed request for space with payment of their annual dues. Owners should also include payment for the rented space they requested.
- 16.8. If there are requests for more rental space than is available, a lottery (discussed later) must be held to determine which Owners can rent space for that season.
- 16.9. During the first half of April, Owners requesting rental space will be notified whether space is available. If space is not available, the Harbour will refund payment for the portion of rental space that is not available.
17. Some of the Medium Watercraft Spaces can support watercraft up to the size of watercraft permitted in the Large Watercraft Spaces. To provide the flexibility for Owners to use one of these spaces for Large Watercraft on an 'at-risk' basis, the following process will be followed:
 - 17.1. This option does not give an Owner an additional watercraft space. It replaces an Owner's Medium Watercraft Space with a space capable of supporting a watercraft up to the length of a Large Watercraft Space.
 - 17.2. Each year, the annual dues invoice will include a section that asks Owners if they would like to use one of the Medium Watercraft Spaces capable of supporting a Large Watercraft. Owners who want to use one of these spaces must return their completed request with payment of their annual dues.
 - 17.3. If there are requests for more of these spaces than are available, a lottery (discussed later) must be held.
 - 17.4. If there is a Medium Watercraft in one of these spaces capable of supporting longer watercraft, it might require the Board to relocate that watercraft to a different Medium Watercraft Space.
 - 17.5. During the first half of April, Owners requesting these spaces capable of supporting longer watercraft will be notified if there is space available.
 - 17.6. There is no additional charge or rent for the use of these spaces since they are Medium Watercraft Spaces with added capability.
18. A lottery process will be used when the total requests for rental space and/or special Medium Watercraft spaces exceed the number of these spaces that are available.
 - 18.1. If there is space to meet all the Owner requests for a particular season, the

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lottery will not be held.

- 18.2. There will be a lottery for the rental spaces and a lottery for the Medium Watercraft Spaces with additional capabilities since these are separate items that do not overlap in any way.
 - 18.3. The lottery process must provide all Owners with a fair and statistically equal opportunity for using these spaces on an annual basis.
 - 18.4. Those Owners who do not obtain a space through the lottery will not be able use the space they requested for that season and their money will be refunded.
19. The rental of additional space and the use of Medium Watercraft spaces with added capabilities should be planned on an annual basis as described above. At times, Owners' requirements change in the middle of a boating season. To provide all Owners with added flexibility to rent space or use the Medium Watercraft spaces with additional capabilities, the following will process will be followed:
- 19.1. Unplanned requests will only be filled if there is pier space available and not previously committed at the time of the request. These requests will be filled on a first-come first-served basis.
 - 19.2. Unplanned requests will be the first to be vacated should an Owner have an unplanned requirement for use of their Entitled Pier Space.
 - 19.3. If the unplanned request is for rental space, the rental charge for the partial season will be the same as the rental charge for the whole season.

Changes Approved on 11/04/2022 by:

Chuck Blazeovich, Jr. – President

Robert Broeker – Vice President

Jean Franckowiak – Secretary