

RULES AND REGULATIONS  
FOR  
BRADFORD POINT PROPERTY OWNERS ASSOCIATION, INC.

For the comfort and convenience of all owners, their lessees and guests and to ensure proper use and care of the condominium premises, the following rules and regulations shall apply to all unit owners, their lessees and guests at Bradford Point. References herein to the "Association" shall mean specifically the Board of Directors of the Bradford Point Property Owners' Association, Inc. (BPPOA, Inc.). The rules and regulations are in addition to the Declaration, and the documents, contracts, declarations, and easements set forth in the Declaration and in the event of a conflict, the Declaration and contracts, declarations and easements referenced therein shall govern. All owners shall indemnify the Association and its' members and all other owners in the BPPOA, Inc. and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of any activities or possessions that may arise in connection with the Condominium property. Above all, the Condominium is governed by the State of Wisconsin and specifically Wisconsin Statute Chapter 703 – Condominiums.

1. Use of Units and garage storage units. No unit shall be used in whole or in part for anything other than residential purposes. No unit shall be used or rented for transient, hotel or motel purposes. Any leasing of a unit shall comply with Wisconsin Statute 703.315. Garage storage units shall be used only for the storage of personal property of the owner. Other than conducting and promoting the sale of units; no trade, traffic, manufacturing, or other non-residential use shall not be engaged in on the Condominium property.
2. Operations of the BPPOA, Inc. In order for the Association to provide all of the services that are necessary to maintain and enhance the Condominium, the following list contains elements that must be followed by the owners:
  - A. Access for Maintenance of Common Elements. Each unit owner or lessee of a unit shall grant the manager, or any other person authorized by the Association, the right of entry to his or her unit upon reasonable notice at reasonable hours for maintenance and repairs related to the Common Elements or Limited Common Elements, whether such unit owner is present at the time of entry or not. In case of an emergency, such right to entry shall be immediate.
  - B. Keys, Locks, and Alarms. A designated agent of the Association may retain a pass key to each unit and/or any alarm code. No unit owner shall alter any lock; install a new lock, or an alarm on any door of a unit without the written consent of the Association. If such consent is given, the unit owner shall provide the Association, or its agent, with an additional key and/or alarm code pursuant to its right of access to the unit.
  - C. Maintenance and Repair of Units. Every unit owner and lessee must perform properly, or cause to be performed, all maintenance and repair work within his own

Adopted October 2, 1998, amended May 24, 1999, February 5, 2000, December 29, 2001, August 9, 2003, December 30, 2006 and December 27, 2008.

unit which, if omitted, would affect the Condominium in its entirety or in a portion belonging to other owners, and such owner shall be personally liable to the BPPOA, Inc. for any damages caused by his failure to do so.

- D. Common Elements. No personal articles shall be allowed to stand or lie in any of the Common Elements. The only exception being fire pits which have been approved by the Association.
- E. Signs. No "For Rent" or "For Lease" signs shall be maintained or permitted on any part of the Condominium property or in or on any unit. A single "For Sale" sign may be placed in the limited common element of any unit that the owner wishes to sell or may be placed by any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee. The sign must be of the size standard to real estate sales signs used in the area (that is, approximately 2 foot square). However, any such allowed signs must first receive written permission from the Association.
- F. Clotheslines and Hanging Articles. No outdoor clotheslines shall be erected and nothing shall be hung from or exposed on any part of the Common Elements or Limited Common Elements, including deck railings that will detract from the neat or orderly appearance of the Common Elements or Limited Common Elements.
- G. Storage. The Association and the members of the BPPOA, Inc. shall not be liable for any loss of, or damage to, any property placed in any storeroom, trunk room, or other storage space in the Common Elements, Limited Common Elements or in the units, including garage storage units. This includes any property which an owner may place or cause to be placed in any common or limited common element, which might not be considered a storage area.
- H. Water and Septic System. Water shall not be left running for any unreasonable or unnecessary length of time. Toilets, sinks, drains and other water apparatus in the units shall not be used for any purposes other than those for which they were constructed and installed and care shall be exercised to follow the recommended procedures to maintain the septic system.
- I. Disposing of Refuse. The Association has arranged for trash removal from each unit. Trash must be placed in closed trash receptacles at the end of the driveway to a unit, or a combined driveway for more than one unit, no earlier than 6 p.m. on the evening before garbage pickup. The receptacles must be returned to the garage of the unit as soon as practically possible after garbage pickup, but in no event later than the evening after pickup. A dumpster is also available near the BPPOA Office/ Storage garages for owners' and guests' use.
- J. Temperature. Unit owners shall maintain the temperature within their units at a reasonable level. If a unit is vacant for an extended period of time, the temperature shall be set no lower than 50° F. Windows shall be closed when necessary to avoid possible damage from storm, rain or freezing. Security checks will be performed to unoccupied units regularly in winter months.
- K. Garage Doors. Garage doors shall be kept closed at all times except when placing or removing vehicles or other property from the garage or garage storage unit.

Adopted October 2, 1998, amended May 24, 1999, February 5, 2000, December 29, 2001, August 9, 2003, December 30, 2006 and December 27, 2008.

3. Improvements to Limited Common Elements. Whereas Statute 703.06, “prohibits owners from changing the exterior appearance of a unit or any other portion of the condominium not part of the unit”, Statute 703.13(5m) allows for improvements to Limited Common Elements. The Association has allowed and will allow changes as set forth in 703.13(5m). These may include lighting, decking, docks, satellite antennae, and other items deemed appropriate. All proposed changes must follow the 703.13(5m) statute, all such requests should be submitted on the Association approved form, with complete backup materials, for Association approval. Applying for, making, and funding such changes does not make the BPPOA, Inc. responsible for future maintenance of these changes in the owners’ Limited Common Element.
4. Insurance. All owners must provide evidence of liability and damage coverage for their unit to the Association within one month of that insurance’s renewal date. A copy of the declaration page from the owner’s insurance company statement shall be mailed to BPPOA, Inc., PO Box 126, St. Germain WI 54558.
5. Parking, Vehicle Storage and Repair. No automobile or truck shall be parked, left or stored upon the Condominium property except in the garage of a unit, a parking space assigned to that unit, the unit’s limited common element driveway, or a garage storage unit. A unit owner shall not permit his guests, lessees or family members to use parking spaces assigned to other units. No recreational vehicles, motor homes, campers or the like shall be permitted on the property for a period greater than 24 hours. No trailers or other vehicles of any kind shall be parked, left or stored upon the Condominium property except within a garage or a garage storage unit, or except with the express written consent of the Association. No automobile, boat, truck, trailer or other vehicle of any kind shall be repaired or have the oil changed upon the Condominium property, except those wholly owned by the BPPOA, Inc.
6. Docks and Shore Stations. Each duplex has a dock, as a limited common element, and detailed on the Amended Final Plat. The dock assigned to a duplex is reserved as Limited Common Element for the exclusive use of the unit owners of that duplex. The Unit owner shall install shore station equipment on their respective side of the dock. (In other words, the owner of the unit on the right side of the duplex will install their Shore Station on the right side of the dock.) The canopy color of any Shore Station installed by a Unit owner must be gray. The Association reserves the right to require maintenance and replacement of Shore Stations that do not conform to the standard of quality and appearance desired by the Association.
7. Snowmobile Access Bridge to Lake. The bridge is installed to provide owners, and their guests, snowmobile access to the lake and related trails in winter only. Unit owners and their guests are not permitted to use the snowmobile access bridge to the lake for purposes of launching boats, rafts, personal watercraft or other water device or to use the bridge to drive a vehicle across other than snowmobiles at any time of the year. The only permitted exceptions shall be the use of the bridge by the Maintenance personnel or other Association approved

Adopted October 2, 1998, amended May 24, 1999, February 5, 2000, December 29, 2001, August 9, 2003, December 30, 2006 and December 27, 2008.

contractors for purposes of installing or removing boat lift stations and other water devices and use by golf carts.

8. Feeding Wild Animals. The feeding of wild animals by unit owners or their guests is not permitted except for the feeding of wild birds using purchased hanging or mounted bird feeders.

9. Pets. No bird or animal shall be kept or harbored in any unit or in any of the Condominium property unless accompanied by its owner. In no event shall any pets be permitted in any of the Common Elements unless carried or on leash. All pet waste should be promptly removed from the common and limited common elements and properly disposed of by the pet's owner.