

CONDO RULES AND REGULATIONS (CRR) APPROVED FOR THE VILLAGES SINCE JANUARY 1996

- 1996** All docks are to be 12' long, 39' wide, made of non-painted wolmanized lumber, and have capped, steel support poles. Docks are considered limited common area"
- 1996** Common property is to be used only by residents and their guests; guests must be visiting residents when using facilities e.g. fishing or swimming.
- 1996** No gasoline powered craft will be allowed on the lake.
- 1997** Satellite dish installation must have Board approval relative to size and placement.
- 1997** Bird houses will have a maximum height of 12', maximum dimensions of 24"x24"x24" and may not be placed in grassy areas.
- 1997** Outside hot tubs will not be allowed.
- 1997** Owners who sell their unit but have lost their documents need to purchase a new set at the cost of production.
- 2001** "Christmas cards" or other Christmas scenes must be placed in the garden area in front of the owner's front window. Christmas lights may be placed on trees, shrubs or decks but nothing may be attached with nails or screws to any aluminum area or to any eave troughs. Spotlight must be turned off at 9:00 p.m. The period for all Christmas decorations will extend from November 15th to January 15th.
- 2002** All deck-staining done by residents must be done in a "natural-light" color.
- 2003** Anything done outside the exterior walls of a unit must have Board permission.
- 2004** Damage done to the exterior of buildings caused by personal items shall be the responsibility of the co-owner and his/her personal insurance policy. Condo owner will be responsible for arranging any work, subject to Board approval.
- 2005** It is the responsibility of the co-owner to seek approval from the U.S. Post Office to have permission to have a mailbox installed near the garage. The approved box will be installed by the Board with the cost of the box and installation be the responsibility of the co-owner and pre-paid. The mailbox is to be removed when the owner no longer needs it or moves
- 2012** Co-owners need to be on premise when friends or family fish or swim in the Village lakes.
- 2014** Annual garage sale changed to three days, Thursday, Friday and Saturday, first weekend in June.
- 2016** Motion made and supported that anyone who is in non-compliance of dog ordinance will be fined \$25.00 per day until compliance achieved.

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- 2018** Four Fee Structure for dues was passed.
- 2018** One dog per condo limited to 30 pounds is permitted. Must be on a leash when outside.
- 2018** One-ton commercial truck may be parked by co-owner's condo.
- 2018** Village Web page was approved for one year. April 10th meeting.
- 2019** Children 12 years or younger shall be under the **direct supervision** of a Co-Owner or resident.
- 2019** Any needed repairs to deck or structure caused by grills (i.e. heat or flame) will be at the Co-Owner expense.
- 2019** All grills and open flame appliances may not be placed on a wooden deck or structure.
- 2019** If a Co-Owner wants to rent out more than one unit, he/she must live in a unit within the association.
- 2019** If a violation of the by-laws or CRR's) is recognized, any co-owners/ resident has the right to discuss the issue with the offending party. If this does not resolve the issue, the problem shall be brought to the board president who will follow up appropriately. If the violation does exist and is not rectified within a reasonable time, the board president will issue a written warning with the copy to the board of directors. If the issue remains, the board shall determine the amount of the fines and can escalate that amount for unresolved violations.
- 2022** Co-owners may have **one** screw attached to face of garage (within the mortar area only) by the Building and Grounds personnel at a cost of \$30. Screw to be used for attaching a decoration between November 15 and January 15.
- 2023** Annual garage sale will be held for three consecutive days (Thursday, Friday, and Saturday) with dates set at the Village Condo Board's discretion. This CRR supersedes the 2014 CRR.
- 2023** Motion made and supported that a condo unit may be allowed one Estate Sale with Board approval prior to any advertising.

Revised April 2023