

RULES AND REGULATIONS

Effective November 11, 2008

Meade Pond Condominium

Initial Rules Adopted July 20, 2001

Amended: Effective November 1, 2004

Amended: Effective November 11, 2008

Pursuant to Section 6.10(e) of the Bylaws, the Board of Directors adopts the following Administrative Rules and Regulations covering the details of the operation and use of the property of the Condominium.

The Meade Pond Condominium Units, common areas and facilities, limited common areas and facilities, and all other portions of the Condominium devoted to common or limited common use and ownership pursuant to the Declaration are subject to the following Rules and Regulations.

Unless indicated to the contrary, all capitalized words appearing below shall have the same meaning as in the Bylaws of Meade Pond Condominium.

1. Compliance With Declaration and Bylaws. The Units and Commons shall be occupied and used in accordance with the Declaration and Bylaws of Meade Pond Condominium.

2. Use as Residence; Leasing Arrangements. Each Unit shall be used only for residential purposes and shall be owner-occupied unless a written lease is filed with the Secretary. Any lease shall be in writing; require the tenant to abide by the Declaration, Bylaws and the Condominium Ownership Act; have a minimum initial term of at least six months; and authorize the Board of Directors to terminate the lease upon 30 days prior written notice and remove the tenant for any violation of the Declaration, Bylaws or the Condominium Ownership Act. The occupant of any Unit not owned by a natural Person must furnish the Board of Directors with a certificate certifying he or she intends to reside in the Unit for at least six months. The owners of Units which are rented shall continue to be responsible for all assessments and also shall be responsible for ensuring compliance by their tenants with the Declaration and Bylaws.

3. Obstructions. There shall be no obstruction of the Common Areas and facilities and nothing shall be stored therein without the prior written consent of the Board of Directors.

4. Increase of Insurance Rates. Nothing shall be done or kept in any Unit or in the Commons which will increase the rate of insurance on the Commons, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in the Unit or in the Commons which will result in the cancellation of insurance on any Unit or any part of the

Commons or which would be in violation of any law or ordinance. No waste will be committed in the Commons.

5. Signs. No sign of any kind shall be displayed to the public view on or from any Unit or the Commons without the prior written consent of the Board of Directors, with the exception of one standard "For Sale" sign not to exceed six (6) square feet in size advertising the availability of a Unit for purchase.

6. Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the Property, except that each Unit may keep common household pets such as dogs, cats, fish, and birds provided that they are not kept, bred or maintained for any commercial purposes and includes no more than one (1) cat and one (1) dog. No outside kennels, dog coops or dog houses may be constructed or placed on the Commons or in any garages without the written prior consent of the Board of Directors. Said pets must be on a leash when outside of the Units. No pet shall be permitted which causes an unreasonable disturbance. Any pet excrement in the Common Areas shall be removed immediately by the owner of the Unit in which the pet resides. The Board of Directors reserves the right to assess Unit Owners for damages caused by pets to the Commons. The Board of Directors also reserves the right to insist upon removal of any pet which causes an unreasonable disturbance.

7. Noxious Activity. No noxious or offensive activity shall be carried on in any Units or in the Commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

8. Alteration, Construction or Removal. Nothing shall be altered or constructed in or removed from the Commons except upon the written consent of the Board of Directors.

9. Parking. Per the recorded Implementation Plan for Planned Unit Development between the City of Appleton and the developer, on-street parking shall be permitted only on one side of Pond View Court, and no on-street parking shall be permitted in the cul-de-sac (at the end of Pond View Court). No vehicles may be parked outside of a garage without the prior written consent of the Board of Directors except that a vehicle belonging to a guest residing with the Unit Owner for not more than seven (7) days during any six month period may be parked on the driveway during the guest's stay. Unit Owners shall keep all overhead garage doors closed except when vehicles or other equipment are being moved into or out of the garage.

10. Wiring. No wiring for electrical or telephone purposes, or for any other purpose, shall be installed in any Unit or the Common Areas and facilities nor shall any television or radio antennae, satellite dish, machines or air conditioning units be installed, either on the exterior of any unit including any part of any balconies, or that protrude through the walls or the roof of any unit, except

as may be expressly authorized by the Board of Directors or as otherwise permitted by law. The foregoing does not prohibit the repair or replacement of installed equipment originally authorized by the Declarant. No electric equipment will be allowed that interferes with the television reception of other Unit Owners.

11. Trash Disposal. Disposal of garbage and trash shall be only by the use of garbage disposal units and by garbage cans or suitable plastic garbage bags. Said garbage cans and garbage bags shall at all times be stored in the garage except for placement outside of the Unit on the day that municipal disposal pickup is made.

12. Patios. The patios and/or decks shall be used only for the purposes intended and shall not be used for storing household or gardening tools, equipment, supplies or other items. Unit Owners are permitted to maintain and store on the patio or deck a standard sized grill to prepare food, as allowed by local ordinances.

13. Landscaping. No landscaping or plant material located in the Commons or Limited Common Areas shall be altered, moved or added without prior permission of the Board of Directors.

14. Gardens. Garden plots not exceeding 150 square feet in area shall be permitted under the following conditions: (i) the garden area shall be located in the rear of the Owner's Limited Common Area, and (ii) the Owner weeds and maintains the garden in a responsible manner.

15. Fences. Perimeter fences along unit lines and decorative fencing within Limited Common Areas are prohibited. "Invisible fences" consisting of underground wiring designed to keep household pets within a confined area are permitted with the prior approval of the Board of Directors, so long as not prohibited by other Rules or Regulations.

16. Swimming Pools. Swimming pools are prohibited. Hot tubs and spas are permitted only with written consent of the Board of Directors.

17. Storage Liability. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any Common or other storage area.

18. Storage of Certain Vehicles. No camper, travel trailer, motor home, boat trailer, snowmobile, ice shanty, unlicensed vehicle, construction equipment, etc. shall be allowed to be parked or stored on Common Areas or Limited Common Areas including driveways.

19. Outdoor Ornaments. No outdoor ornaments or decorations shall be permitted except for holiday decorations such as Christmas tree lights, wreaths,

etc. No objects or structures, other than movable furniture, shall be placed in the Limited Common Areas without the prior written consent of the Board of Directors.

20. Infractions of Rules. If the conduct of any Member violates these Rules, or any other rules, regulations or provisions set forth in the Act, the Declaration or the Bylaws, the Member shall be subject to those provisions set forth in Paragraph 4.3 of the Bylaws. Pursuant to said Section 4.3, the maximum fine which may be imposed for each single or continuing infraction, is established as \$50 per day, until changed by the Board of Directors.

21. Conflict. The above rules and regulations, and those which may be hereafter adopted by the Association, are in addition to those set forth in the Declaration and Bylaws. In the event of a conflict involving the Declaration, the Declaration shall govern. In the absence of a conflict with the Declaration, the Bylaws shall govern.

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