

BY-LAWS
Of
COVERED BRIDGE CONDOMINIUM
ASSOCIATION, INC.

The following By-Laws apply to Covered Bridge Condominium, created by a Declaration of Condominium recorded on September 07, 2000 as Document No. 3249113 and a Condominium Plat recorded in Volume 3-117A of Condominium Plats, on pages 1 – 3 as Document No. 3261831 in the Office of the Register of Deeds for Dane County, Wisconsin. These By-Laws incorporate by reference the said Declaration of Condominium and Condominium Plat, the Articles of Incorporation of Covered Bridge Condominium Association, Inc., and the Wisconsin Condominium Ownership Act, Chapter 703, Wisconsin Statutes (1997-8). The By-Laws are intended to provide the structure necessary for the operation and maintenance of the Common Elements of the Condominium, to control and regulate the use and enjoyment of the Condominium for the benefit of all persons authorized to use it, to establish the procedure for the levy and collection of assessments to finance the operations of the Association, and to permit Unit Owners to participate through a democratic structure in this process of maintenance, operation, financing and control.

SECTION I
NAME, FORM OF ADMINISTRATION, ADDRESS

1.01 Name. The name of the Association created herein is Covered Bridge Condominium Association, Inc. and is referred to herein as the Association.

1.02 Form of Administration. The Association is incorporated as a Wisconsin non-stock corporation under Chapter 181, Wisconsin Statutes (1997-8). Policy control of the Association, except as otherwise provided herein, is vested in a Board of Directors to be elected by the members in accordance with Section III hereof. The Manager, retained by the Board of Directors, is responsible for implementation of the policy decisions of the Board and operates under its supervision and control.

1.03 Address. The address of the Association and its principal office shall be the address of the current Treasurer of the Association whose address shall be contained in the State of Wisconsin Non-stock Corporation Annual Report.

SECTION II
MEMBERS, RIGHTS AND OBLIGATIONS, MEETINGS

2.01 Members. All Unit Owners in the Condominium are, by the fact of ownership of their Unit, members of the Association. As such they are granted all rights and subject to all obligations of membership as created herein.

- (1) Upon conveyance or other transfer of a Unit Owner's interest in a Unit, the transferor ceases to be a member of the Association and the transferee becomes a member. The Association shall maintain a roster of the names and addresses of all Unit Owners and upon conveyance or other transfer it shall be the responsibility of the transferee to notify the Association of the information necessary to keep the roster current.

- (2) The Association shall also maintain a roster of holders of a security interests in the Units and shall provide such notices regarding the Unit encumbered and the condominium as a Unit mortgagee requests or the law requires. Unit owners are responsible for providing the information necessary to keep this roster current.

2.02 Annual Meeting. The annual meeting of the Association shall be held on the second Monday of November of each year at 6:00 P.M., at a location selected by the Board of Directors.

DELETED LINE ITEM 2.03 on 08/11/08

2.03 Special Meetings. Special meetings may be held at any time on the call of the President or on written request to the Association by owners of not less than 15% of all Units. Special meetings held on written request as provided herein, shall be conducted within forty-five (45) days of the date of receipt of the request unless it specifies a longer period.

ADDED LINE ITEM 2.03 on 08/11/08

2.03 Special Meetings. Special meetings may be held at any time on the call of the President and/or (3) Board of Director Members and/or written request to the Association by owners of not less than 15% of all units. Special meetings held on written request as provided herein, shall be conducted within forty-five days (45) of the date of receipt of the request unless it specifies a longer period.

2.04 Notice of Meeting. The Secretary of the Association shall give written notice of every meeting to every member at least ten (10) days before the date set for such meeting.

- (1) Content of Notice. The notice shall state whether the meeting is an annual or special meeting, the authority for the call of the meeting, the place, date, and hour of the meeting and, where required, the purpose or question to be considered at the meeting.

DELETED LINE ITEM (2) on 08/11/08

- (2) Delivery of Notice. The notice shall be given by delivery of a copy to the member personally or by mailing the notice to the member at his address as it appears on the Associations' roster, postage prepaid.

ADDED LINE ITEM (2) on 08/11/08

- (2) Delivery of Notice. The notice shall be given by delivery of a copy to the member personally, by email or by mailing (postage prepaid) the notice to the member at his address as it appears on the Associations' roster.
- (3) Failure to Receive Notice. If notice is given as provided hereunder, the failure of any member to receive actual notice shall not invalidate the meeting or any proceedings conducted at the meeting.
- (4) Holder of Security Interests. Upon written request to the Secretary of the Association, the holder of any recorded security interest in any Unit in the Condominium may obtain a copy of any notice permitted or required to be given by these By-Laws from the date of receipt of the request until such request is withdrawn or the security interest is discharged of record. Notice shall be given to all holders of security interests of proposed amendments to the Declaration.

2.05 Quorum. The presence of a majority of Unit votes whether in person or by proxy constitutes a quorum.

DELETED LINE ITEM 2.06 on 08/11/08

2.06 Voting. Voting is on the basis of Unit Votes. Each Unit is entitled to cast one indivisible vote without regard to the number of persons who have an ownership interest in the Unit. The vote for each Unit may be cast as agreed by the persons who have an ownership interest in the Unit and if any one such person is present it is presumed that person has the right to cast the Unit vote unless there is contrary evidence presented. In the event they cannot agree on the manner in which the vote is to be cast no vote may be accepted from that Unit.

ADDED LINE ITEM 2.06 on 08/11/08

2.06 Voting. Voting is on the basis of Unit Votes. Each Unit is entitled to cast one indivisible vote without regard to the number of persons who have ownership interest in the Unit. Ownership interest is defined herein as the names of person(s) named on the recorded title with the Register of Deeds and/or the City Assessor's office. The vote for each Unit may be cast as agreed by the persons who have an ownership interest in the Unit and if any one such person is present it is presumed that person has the right to cast the Unit vote unless there is contrary evidence presented. In the event they cannot agree on the manner in which the vote is to be cast no vote may be accepted from that Unit.

- (1) Proxies. A member may give another person authority to represent him and vote on his behalf at meetings of the Association. Such proxy must be in writing, dated and signed by the member, and filed with the Secretary. Except for a proxy to a mortgagee or lessee of the Unit involved, no proxy is valid for more than 180 days after its date, however a member may renew his proxy by filing a new proxy or a renewal of the existing proxy with the Secretary. A proxy may grant full or limited voting rights and may contain instructions, which shall be binding of the proxy holder.
- (2) Representatives. Any personal representative, executor or administrator of the estate of any member, or guardian or trustee for any member, may exercise such member's voting rights. Such person shall file an affidavit or other proof of his status with the Secretary.
- (3) Suspension. Voting rights may be suspended by vote of the Association's Board of Directors in accordance with the Declaration and no person who is not on the Association's roster of Unit Owners may vote unless such person holds a proxy from one who appears on the roster.

2.07 Unanimous Consent Without Meeting. Any action required or permitted by these By-Laws or any provision of law to be taken at a meeting of the Association, may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the members entitled to vote with respect to the subject matter thereof.

2.08 Adjournment. Any meeting of the Association may be adjourned from time to time and to such place and time as may be determined by a majority vote of those present, whether or not a quorum is present. No further announcement of the time or place of the adjourned meeting is required.

2.09 Order of Business. The order of business at all annual meetings is as follows:

- (a) Roll call
- (b) Proof of Notice of Hearing
- (c) Proof of Quorum
- (d) Reading of Minutes of Preceding Annual Meeting
- (e) Report of Officers
- (f) Report of Committees
- (g) Election of Board of Directors
- (h) Unfinished Business
- (I) New Business
- (j) Approval of Budget
- (k) Adjournment

2.10 Reserved Rights. Election of directors, amendment of the By-Laws, borrowing funds, acquiring or conveying any interest in real estate, final approval of the annual budget, and levying of special assessments are reserved to vote by members.

SECTION III BOARD OF DIRECTORS

DELETED LINE ITEM 3.01 in April of 2006

3.01 Number and Qualification. The affairs of the Association are governed by a Board of Directors, initially composed of three (3) directors. Upon sale by the declarant of 75% of Units (including expansion units) the number of directors shall be increased to five (5). All directors must be Unit Owners.

ADDED LINE ITEM 3.01 in April of 2006

3.01 Number and Qualification. The affairs of the Association are governed by a Board of Directors. There shall be seven (7) directors. All members of the Board of Directors must be Unit Owners.

3.02 Election. Directors are elected by Unit votes at the annual meeting of the Association. Those candidates receiving the greatest number of votes from among the candidates running for the available Board positions shall be elected, notwithstanding the fact that they do not receive a majority of the votes cast. Each Unit has one vote for each vacancy on the Board and cumulative voting shall not be allowed.

3.03 Term of Office. Commencing November 13th 2005, the term of office for each director shall be two years. Directors hold office until their successors are elected and qualified. The Directors shall be elected in groups of three and four in alternate years. Three Board Directors will be up for election in the odd numbered years and four Board Directors will be up for election in even numbered years.

3.04 Vacancies. Vacancies by the Board of Directors caused by any reason shall be filled by vote of a majority of the remaining directors, even though they may constitute less than a quorum. Each director so elected serves as a director until a successor is elected at the next annual meeting.

3.05 Removal of Directors. Directors may be removed for cause by a majority of the Unit votes at any annual or special meeting, notice of which includes notice of the proposed removal.

3.06 Compensation. No compensation shall be paid to directors for their services as officers or directors.

3.07 Annual Meeting. The annual meeting of the Board of Directors shall be held immediately following the annual meeting of the Association. No notice is necessary to newly-elected directors in order legally to constitute such meeting, provided that a quorum of the directors is present.

3.08 Regular Meetings. Regular meetings of the Board of Directors shall be held at least quarterly. The time, place and manner of such regular meetings shall be as determined from time to time by resolution of the directors.

3.09 Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President or any three directors. The time, place and manner of such meetings are determined by the President and/or three directors.

DELETED LINE ITEM 3.10 on 08/11/08

3.10 Notice. Notice of all meetings of the Board of Directors must be given to each director, personally, or by mail, at least three (3) days prior to the date of such meeting.

ADDED LINE ITEM 3.10 on 08/11/08

3.10 Notice. Notice of all meetings of the Board of Directors must be given to each director personally, by email or mail, at least three (3) days prior to the date of such meeting.

3.11 Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver is deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board is a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice is required and any business may be transacted at such meeting.

3.12 Unanimous Consent Without Meeting. Any action required or permitted by these By-Laws of any provision of law to be taken by the Board of Directors at a meeting may be taken without a meeting, if a consent in writing, setting forth the action taken, is signed by all of the directors then in office.

3.13 Quorum At all meetings of the Board of Directors, a majority of the directors constitutes a quorum for the transaction of business, and the act of the majority of the directors present at a meeting at which a quorum is present is the act of the Board of Directors. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

3.14 Open Meetings. Any Unit Owner may attend any annual, regular or special meeting of the Board of Directors.

3.15 Committees. The Board of Directors may by resolution designate one or more committees, each committee to include one or more directors elected by the Board of Directors, which to the extent provided in said resolution as initially adopted, and thereafter amended, shall have and may exercise, when the Board of Directors is not in session, the powers of the Board of Directors in the management of the business and affairs of the Condominium. The Board of Directors may elect one or more of its members to alternate membership of any such committee and such alternate members may take the place of any absent member or members at any meeting of such committee, upon request by the President or upon request by the chairman of such meeting.

DELETED LINE ITEM 3.16 on 08/11/08

3.16 Powers and Duties. The Board of Directors may exercise all powers of the Association not specifically reserved to the members and is responsible for establishing policies for the Association in pursuance of its purposes and supervision of the implementation of these policies by a Manager. The Board of Directors may hire a Manager with majority approval of the Association at a meeting where the Members have been notified in advance, of the Board's proposal to hire a Manager.

ADDED LINE ITEM 3.16 on 08/11/08

3.16 Powers and Duties. The Board of Directors may exercise all powers of the Association not specifically reserved to the members and is responsible for establishing policies for the Association in pursuance of its purposes and supervision of the implementation of these policies. The Board of Directors may hire a Manager with majority approval of the Association at a meeting where the Members have been notified in advance, of the Board's proposal to hire a Manager.

- (1) Rules. The Board of Directors shall adopt Rules for the regulation of the use and enjoyment of the Condominium.
- (2) Delinquencies. The Board of Directors may set a delinquency charge, stated in terms of a percentage rate not to exceed one percent (1%) per month, on delinquent payments of regular or special assessments.
- (3) Insurance. Hazard insurance maintained by the Association must be maintained with an insurer licensed in Wisconsin and rated Best's Class VI or better, or Class V if it has a general policyholder's rating of A. Policies may not be subject to contribution or assessment, to special corporate action by the carrier to authorize payment of benefits or to limiting clauses other than insurance conditions on payment of benefits. The insurance maintained by the Association must provide at least ten (10) days' notice to Unit mortgages or their assigns before a policy is reduced or canceled.

SECTION IV OFFICERS

4.01 Designation. The principal officers of the Association are a President, a Vice-President, a Secretary, and a Treasurer, all of whom shall be members of the Board of Directors and shall be elected by the Board of Directors.

4.02 Election of Officers. The officers of the Association are elected at the annual meeting of the Board of Directors.

4.03 Term. The officers of the Association hold office for a term of one year and may be re-elected to consecutive terms in the same office.

4.04 Removal of Officers. Any elected officer may be removed, with or without cause, by a majority vote of the Directors at any annual, regular or special meeting of the Board, notice of which includes notice of the proposed removal.

4.05 Vacancies. A vacancy in any principal office shall be filled by the Board of Directors.

4.06 President. The President is the principal officer of the Association. He presides at all meetings of the Association and of the board of Directors, and has all of the powers and duties set forth in these By-Laws or delegated to him by the Board of Directors.

4.07 Vice President. The Vice President takes the place of the President and performs his duties whenever the President is absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be delegated to him by the Board of Directors.

4.08 Secretary. The Secretary supervises the taking, preparation and preservation of minutes of all meetings of the Board of Directors or of the Association; serves as teller to count votes at Association meetings; causes all notices required by these By-Laws to be given; certifies copies of the organizational and operational documents of the Condominium, as amended from time to time, upon request; executes other certificates on behalf of the Association, and has other powers and duties as may be delegated to him in the Declaration, by these By-Laws, or by the Board of Directors.

4.09 Treasurer. The Treasurer supervises the keeping of the financial books and records of the Association, causes appropriate notices relating to Common Expenses of the Condominium to be given, supervises the collection of amounts due the Condominium and their application under the Declaration, By-Laws and policies established by the Board of Directors, and has such other powers and duties as may be delegated to him by these By-Laws or the Board of Directors.

SECTION V ASSESSMENTS

5.01 Common Expenses. All expenditures for the operation, maintenance, repair and restoration of the Common Elements and for the operation of the Association are Common Expenses to be shared by the Unit Owners as set forth in the Declaration.

DELETED LINE ITEM 5.02 on 08/11/08

5.02 Regular Assessments. Regular assessments are those based upon the annual budget of the Condominium prepared by the Manager, adopted by the Board of Directors and approved by the members.

ADDED LINE ITEM 5.02 on 08/11/08

5.02 Regular Assessments. Regular assessments are those based upon the annual budget of the Condominium, prepared and adopted by the Board of Directors and approved by the members.

- (1) Budget The budget for the forthcoming year shall be adopted by the Board of Directors and distributed with the notice of the annual meeting of members. The members may approve or disapprove the budget in whole but may not amend it. If disapproved, the budget shall be returned to the Board of Directors for further consideration and a special meeting of the members called to approve it before the beginning of the fiscal year. The budget shall include funding for a reserve fund to pay for nonrecurring operating contingencies.

DELETED LINE ITEM (2) on 08/11/08

- (2) Assessments Once the budget is adopted, the Manager shall allocate to the Units their proportionate share and given notice of the amount due from each Unit which shall be expressed both as an annual amount and in twelve (12) equal monthly installments. The monthly installments are delinquent if not paid before the fifth (5th) day of the month.

ADDED NEW LINE ITEM (2) on 08/11/08

- (2) Assessments. Once the budget is adopted, the Board of Directors shall allocate to the Units their proportionate share and given notice of the amount due from each Unit which shall be expressed both as an annual amount and in twelve (12) equal monthly installments. The monthly installments are due on the first of the month and are delinquent if not paid before the fifth (5th) day of the month.

5.03 Special Assessments. If unbudgeted expenses for which no reserve has been created are incurred, the members shall hold a special meeting to levy a special assessment to pay these expenses. The special assessment may be in such amount, due and payable at such time and on such terms as the members determine.

5.04 Collection. The Association has all powers given by law, the Declaration or these By-Laws to effect collection of the assessments hereunder.

SECTION VI ACCOUNTS - FINANCES

6.01 Accounts. The Association shall maintain such books and records and establish such financial accounts as required by law and as may be necessary accurately to reflect the condition and actions of the Association. Such books and records are open to inspection by all Unit Owners.

DELETED LINE ITEM 6.02 on 08/11/08

6.02 Audit. The Board of Directors may establish an audit committee, containing at least one Unit Owner who is not a director, to audit the accounts of the Association.

ADDED LINE ITEM 6.02 on 08/11/08

6.02 Audit. The Board of Directors may establish an audit committee, containing at least one Unit Owner who is not a director, to audit the accounts of the Association at least once every two (2) years.

SECTION VII LIABILITY OF OFFICERS

7.01 Exculpation. No director or officer of the Association, in his capacity as director or officer rather than as a Unit Owner, is liable for acts or defaults of any other director, officer or Unit Owner or for any loss sustained by the Association or any member thereof, unless the same has resulted from his own willful misconduct or negligence. Nothing contained in this Section exempts such director or officer from the liabilities and obligations of Unit Owners as provided by these By-Laws.

7.02 Indemnification. Every director and officer of the Association shall be indemnified by the Association against all reasonable costs, expenses and liabilities (including counsel fees) actually and necessarily incurred by or imposed upon him in connection with the claim, action, suit proceeding, investigation, or inquiry of whatever nature in which he may be involved as a party or otherwise by reason of his having been a director or officer of the Association at the time of the incurring or imposition of such costs, expenses, or liabilities, except in relation to matters as to which he shall be finally adjudged in such action, suit, proceeding, investigation or inquiry to be liable for willful misconduct or negligence toward the Association in the performance of his duties, or in the absence of such final adjudication, any determination of such liability by the opinion of legal counsel selected by the Association. The foregoing right of indemnification is in addition to and not in limitation of all rights to which such persons may be entitled as a matter of law and inures to the benefit of the legal representatives of such person. The Association may insure its obligations under this subsection.

SECTION VIII FISCAL YEAR

8.01 Fiscal Year. The fiscal year of the Association begins on the first day of January in each year and ends on the 31st day of December of the same year.

SECTION IX AMENDMENT

9.01 Amendment. Except as otherwise provided herein, these By-Laws may be amended from time to time by the affirmative vote of at least sixty-seven percent (67%) of the total Unit votes, at a meeting duly called for the purpose. Any portion of these By-Laws that merely reflect or give priority to the Declaration may not be amended unless the Declaration is similarly amended.

SECTION X INTERPRETATION

10.01 Interpretation. In case any provision of these By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect.

10.02 Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these By-Laws, or the intent of any provision thereof.

10.03 Gender; Number. The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so required.

COVERED BRIDGE CONDOMINIUM

Rules for the Use of the Condominium

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COVERED BRIDGE CONDOMINIUM **CONDOMINIUM RULES**

These Rules relating to the use of the Common Elements and Units of the Condominium are intended to enhance the general enjoyment of life at the Condominium. The supplement, the provisions of Wisconsin law, the City of Madison ordinances, the Declaration and By-Laws, all of which also regulate the use and enjoyment of the Condominium. They are designed to give Unit Owners the greatest degree of personal freedom consistent with the rights of others using the Condominium. The Rules set forth below are adopted and may be amended by the Board of Directors of the Association. If you have suggestions for their improvements, let your Association know about them.

A. General Use and Occupancy

- (1) Each of the units shall be occupied and used only as a residence by the respective owners thereof, their tenants (prior approval having been obtained), families, servants and guests and for no other purpose. A Unit may not be used for the operation of a daycare business.
- (2) The common areas and facilities shall be used only for the purposes for which they are intended. The common areas and facilities shall not be obstructed, littered, defaced or misused in any manner.

DELETED RULE 3 ON 11/10/2008

- (3) No Unit Owner or occupant shall, except in specifically designated storage areas, place, store or maintain objects of any kind in the halls, lobbies, stairways, walkways, grounds, or other common areas.

ADDED RULE 3 ON 11/10/2008

- (3) No Unit Owner or occupant shall, place or store broken, unserviceable or non seasonal items under or around decks, on walkways, grounds or any other common areas.
- (4) Every Unit Owner or occupant shall at all times keep his unit in a clean and sanitary condition.
- (5) Every Unit Owner or occupant shall observe all laws, ordinances, rules and regulations now or hereafter enacted by either the State of Wisconsin or by the City of Madison or adopted by the Association.
- (6) The use of the unit and the undivided interest in the common areas and facilities appurtenant to such unit shall be consistent with existing law and the Declaration of Condominium and the Association's By-Laws.
- (7) Unit Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such ways as to be injurious to the reputation of the Condominium.
- (8) Common walks, park areas and other common areas and facilities shall be kept free from rubbish, debris and other unsightly materials, and shall not be obstructed, littered, defaced or misused in any manner.
- (9) No outdoor clothes lines may be erected and nothing shall be hung or exposed on any part of the common areas and facilities.

DELETED RULE (10) 04/2006

(10) A Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of his unit, and no sign, awning, shutter or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior consent of the Association. Notwithstanding the foregoing, satellite antenna dishes of a diameter not exceeding 2 feet may be professionally installed on the exterior of a unit in such manner as the Association may determine.

ADDED RULE (10) 04/2006

(10) A Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of his unit, and no sign, awning, shutter or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior consent of the Association. Specific exceptions are as follows:

a) An owner may put up decorations from time to time that are appropriate to the season. The decorations may be in place for no more than four calendar weeks and must not be affixed with any permanent fasteners. The owner shall be liable for any damage caused to the Unit resulting from the installation, display or removal of the decorations. ADDED TO RULE 10a ON 11/08/2008 The exception is for the Christmas season, due to weather those decorations may be in place from November 15 to January 31.

b) One (1) satellite antenna dish of a diameter not exceeding 2 feet may be professionally installed on the exterior of a unit, in such a manner as the Association may determine. Prior to installation the Owner shall submit a sketch showing the proposed location to the Board of Directors who shall approve or disapprove the location. The Owner shall be liable for any damage caused to the Unit as a result of such installation.

c) Upon approval of the Board of Directors of the size, type and location an owner may erect a flag pole for the display of the United States, Wisconsin State, Missing InAction (MIA) and such other flags as may be approved by the Board.

(11) Unit Owners shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement or hereditament without first obtaining, in every such case, the consent of sixty-seven percent (67%) interest, of all the Unit Owners.

DELETED RULE (12) 04/2006

(12) No Unit Owner or occupant may alter, change or remove any furniture, furnishings or equipment from the common areas or facilities.

(13) A Unit Owner shall be liable for the expense of any maintenance, repair or replacement to the common areas and facilities rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or lessees.

DELETED RULE (14) 04/2006

(14) Occupants shall notify the Manager for appointment to schedule moving furniture or household effects in or out of the building so that property arrangements may be made. Any item too large for easy carriage shall be moved by professional movers.

DELETED OLD LINE ITEM (15) 04/2006

(15) No signs of any sort, including but not limited to 'For Sale' and "For Rent" signs, shall be displayed in the Common Areas, Limited Common Areas, or be visible within the Unit, unless authorized by the Association. Specific exceptions are as follows:

ADDED NEW LINE ITEM (15) 04/2006

(15) No signs of any sort shall be displayed in the Common Areas, Limited Common areas, or be visible within the Unit, unless authorized by the Association. Specific exceptions are as follows:

(a) One (1) "For Sale" sign, having an area of three (3) square feet, or less, on each of two sides may be displayed for the express purpose of advertising the sale of the unit where it is displayed. The sign may not be displayed until a unit is formally placed for sale and must be removed upon acceptance of an offer to buy. CHANGED THE LAST SENTENCE OF 15(A) ON 11/10/2008 TO READ: The sign may not be displayed until a unit is formally placed for sale and must be removed upon sale of the unit.

(b) Up to three (3) candidate campaign signs each having an area of two (2) square feet or less, on each of their two sides may be displayed. The signs may be displayed for four (4) calendar weeks prior to an election and must be removed within 48 hours of the close of the polls.

(c) Up to two (2) signs of 1 square foot area, on a side, may be displayed by an owner without being approved by the Board of Directors. These signs are limited to garden, team logo, welcome and other such signs. The owner shall remove any sign upon notification by the Board of Directors.

DELETED OLD RULE BALCONIES AND DECKS ON 04/2006

B. Balconies and Decks

- (1) Nothing shall be hung from balcony railings that will detract from the outward appearance of the building.
- (2) Nothing shall be thrown or dropped from balconies.
- (3) Mops, rugs, or other items shall not be dusted or shaken from balconies.

ADDED NEW RULE DECKS 04/2006

B. Decks

- (1) Nothing shall be left lying against or hanging from deck railings overnight.
- (2) Owners and occupants shall exercise care when dusting mops, rugs, or other items from decks that the dustings do not blow towards a neighbor's unit.

DELETED OLD RULE C. PARKING AND PARKING STALLS ON 04/2006

C. Parking and Parking Stalls

- (1) Use of open parking is limited to guest and tradesmen. Notice of any violation of this rule will be given by the Manager, and, if such a violation continues after notice, the cars will be towed off the premises at the expense of the offenders.
- (2) Parking areas shall not be used for any mechanical work on vehicles except in an emergency.

D. Pets

(1) Livestock, poultry, rabbits or other animals shall not be allowed or kept in any part of the Unit or upon the common elements except that dogs, cats and other household pets not exceeding 30 pounds in mature weight and two in number, may be kept by the Unit Owners in their respective units; but shall not be kept, bred or used therein for any commercial purposes.

(2) Dogs, cats, birds and other household pets shall not be permitted to cause a nuisance or an unreasonable disturbance. Any pet causing such nuisance or disturbance as determined by the Board of

Directors shall be removed promptly and permanently upon the owner being given notice by the Board of Directors or City or County animal control officer.

DELETED PETS RULE (3) ON 11/10/2008

(3) Dogs and cats shall be carried or kept on leash at all times when not in units.

ADDED PETS RULE (3) ON 11/10/2008

(3) Dogs and cats shall be under the owners control and kept on a leash at all times when not in units.

DELETED PETS RULE (4) ON 11/10/2008

(4) Pets will not be allowed on landscaped common areas unless attended and on leash.

ADDED PETS RULE (4) ON 11/10/2008

(4) Pets shall not be tied outside and left unattended. The owner must be with the animal and animal waste should be picked up immediately or as soon as possible.

E. Architectural Control

(1) No structural changes or alterations shall be made in any unit without prior written consent of the Board of Directors and any mortgagee holding a mortgage on said unit.

(2) No Unit Owner or occupant shall install any wiring, television antenna, machines, air-conditioning units or other equipment whatsoever on or to the decks of the exterior of the building or protruding from other decks, through the walls, windows, or roof thereof, except in accordance with such plans as may be approved by the Board of Directors.

(3) No Unit Owner or occupant shall make any additions or alterations to any common areas or facilities, nor place or maintain thereon any signs, posters or bills whatsoever, except in accordance with such plans and specifications approved by the Directors.

(4) Architectural Control: No building or part thereof shall be located outside of the building envelope which is the area of a unit as designated on the recorded Condominium plat that encompasses the permissible area where a home and the related limited common area are located.

F. Financial Responsibility

(1) Every owner is responsible for prompt payment of maintenance fees, assessments, fines, or other charges authorized by the Association.

(2) Violating of these rules will be subject to such legal actions initiated by the Directors to enforce these rules.

(3) The names of owners whose accounts are delinquent thirty days or more shall be duly notified.

DELETED G. 04/2006

G. Declarant

(1) As long as the Declarant is marketing Units to initial purchases, the provisions of these rules do not apply to the Declarant's use of and activity in the condominium.

COVERED BRIDGE CONDO RENTAL RULES

1. Maximum term of a lease is one (1) year.
2. There may be no automatic renewal of a lease. Renewal is subject to approval by the board.
3. Owners will submit proposed leases and references to the board (30) days before occupancy.
4. All leases must be approved by the board.
5. No more than (2) persons per bedroom and no more than (1) unrelated individual may occupy a unit under a lease
6. No sublet under any lease is permitted.
7. Tenant agrees to abide by the Covered Bridge Condo Docs, By-laws and Rules.
8. Owners remain responsible for maintenance fees and any and all assessments.
9. Owners will maintain property insurance on the condo with limits in excess of those maintained by the association.
10. Tenant or tenants will maintain personal liability insurance while the lease is in effect and provide the association with a certificate of insurance and renewal there of.
11. No more than five (5) units may be leased or rented at any one time.
12. These rules must be incorporated into any lease or rental agreement.
13. The Covered Bridge Association Board reserves the right to terminate the lease and evict the tenant for non-compliance of any of the above regulations.

Lessee _____ Date _____

Leaser _____ Date _____