

**RULES AND REGULATIONS
OF
WATERBURY INN OWNERS' ASSOCIATION, INC.**

The rules and regulations established by the Board of Directors (herein the “Board”) of the Owner’s Association, together with those contained in the Bylaws are not meant to be restrictive or infringe on the rights of individuals. They are set forth to ensure the full enjoyment of your vacation resort and surroundings. Cooperation by all is requested. Guests are subject to the same rules and regulations as owners except for modifications by the Board in writing.

Method for enforcing rules and regulations:

1. Owners should report flagrant or repeated infractions of rules and regulations to the management office in writing.
2. Upon first infraction of a rule, the guest (or owner, where appropriate) will receive a letter from the Board specifying the infraction and requesting compliance with all applicable rules. Upon the second infraction of a rule, the guest (or owner, where appropriate) will be requested to appear before the Board. If a satisfactory settlement is not reached at this meeting, legal proceedings will begin.

Method for changing or adding rules and regulations:

Owners wishing to suggest a change in a specific rule or regulation or wishing to add a rule or regulation should make their request—in writing—to a member of the Board for consideration. The Board has the authority to amend or replace these Rules and Regulations as they deem necessary for the proper and successful operation of Waterbury Inn.

I. MAINTENANCE

1. Owners shall be responsible for the maintenance of the interior of their unit to the extent required by the Declaration. Owners contract with the Rental Service to carry out such maintenance, as described in the Rental Policy Statement. Owners may not give instructions to any maintenance individuals engaged by the Owners Association regarding landscaping or other maintenance matters or tasks.

2. Owners may not change, add or subtract outdoor plant materials without written permission from the Board.

II. EXTERIOR CHANGES

Owners shall not make any exterior changes to buildings or grounds without written permission from the Board.

1. Furniture, umbrellas, patio furnishings or plant materials shall not obstruct the view or be detrimental to the enjoyment of any other unit owner.

2. Patios and decks are limited common elements, reserved for the exclusive use of the owner or occupant, and will not be part of landscape maintenance.

3. No permanent structure shall be installed in a private deck or patio area without the express written consent of the Board.

III. COMMON ENTRANCES, HALLWAYS, ETC.

1. All common areas are to be maintained by the Owner's Association.

2. Personal items including boots and shoes shall not be left in the lobby or common entrance areas.

IV. EXTERIOR LIGHTING

1. All outdoor lighting is permanent and may not be changed by unit owners.

2. Unit owners shall not be responsible for changing their own exterior patio bulbs. These items will be supplied by the Rental Service under the Rental Policy Statement.

3. Additional patio lights or outside lighting is not permitted except by written permission of the Board.

V. WINDOW WASHING

1. All window washing services, including in the common entrance areas will be supplied by the Owners Association as a part of the Rental Service.

VI. RECREATIONAL VEHICLES AND TRAILERS

1. Owners of recreational vehicles, boats or trailers should make appropriate arrangements for their storage elsewhere. They may not be parked in the driveways, streets or common elements. Approved temporary parking for these vehicles on a limited basis is available with written permission from the Board or the manager.

VII. PARKING

1. Space for vehicles has been provided for all units. Parking spaces are not assigned by unit, but are first come first served.

VIII. REFUSE STORAGE AND REMOVAL

1. Refuse shall be placed in plastic bags and put in trash containers provided by the Owners Association.
2. Individual containers outside the unit are not permitted.

IX. NUISANCES

1. Owners and guests shall refrain from any activity that creates a nuisance to neighboring owners or guests in the judgement of the Board.

X. PETS

1. The Waterbury Inn is designated a no-pets facility. This includes, but is not limited to, all common areas, owner units and limited common areas.
2. This rule does not restrict qualified individuals from making a request to house a Service Animal or Emotional Support Animal, as defined by Wisconsin law. A guest requesting to have a Service Animal or Emotional Support Animal may, if a disability is not immediately apparent, be asked to provide documentation from a physician, psychologist, social worker or health professional licensed in Wisconsin or other reliable documentation that they have a disability and that the need for the assistance animal is related to their medical condition or disability. The assistance animal must be under the control of the guest or owner at all times. The guest or owner requesting the use of an assistance animal may be charged for any damage done by the assistance animal and shall be responsible for picking up after the assistance animal.

XI. WATER SOFTENERS

1. A central water softening system for all units is installed and is maintained by the Association. No separate water softeners or individual water filter system should be installed to serve individual units.

XII. RENTAL OF UNITS

1. All unit owners shall participate in the Rental Service described in the Rental Policy Statement established by the Board.
2. Leasing of any unit for a period of greater than thirty (30) days is prohibited.
3. Owners are not permitted to arrange unit rentals independently. All reservations, including owner stays, must be completed through the reservations system operated by the Rental Service established by the Owners Association.

4. Units shall not have any “for sale” or “for rent” signs posted on the property except as approved in writing by the Board.

5. The Board reserves the right to refuse occupancy or use of any facility by any owner or guest of a unit owner if repeated violations of Rules and Regulations occur, or if a unit owner is in arrears in monthly assessments or other charges of the Association.

XIII. RECREATION FACILITIES

1. The Recreation Facilities are for the mutual enjoyment of all owners, their dependents, and guests. The regulations for use of these facilities set forth by the Board are subject to change from time to time by the Board in its discretion.

2. Unit owners are responsible for the actions of their dependents and guests.

XIV. SWIMMING POOL REGULATIONS

1. Pool hours: Pool hours will be as posted from time to time. The Board reserves the right to change the hours from time to time for special occasions.

2. Any child under the age of 14 must be accompanied by an adult when entering the pool area.

3. Each swimmer assumes individual risk, understanding that no lifeguard is present.

4. No flotation device shall be used in the indoor pool.

5. Swimmers shall abide by all state and local health regulations.

6. No running or throwing of any articles shall be permitted in the pool area.

7. Anyone having an infectious disease, excessive sunburn, open sore or bandage shall not enter the swimming pool.

8. Food is not allowed in the pool area.

9. Drinks, including water, must be in plastic containers and disposed of properly when leaving the pool area.

10. Electrical appliances (other than battery operated equipment) are not permitted in the pool area.

11. Radios, Bluetooth speakers or other music devices are restricted in the pool area. Users may use headphones or ear buds so as not to disturb others in the pool area.

12. Babies in diapers are not permitted in the pool.

13. Pets are not allowed in the pool area.

XV. COMMON AREAS

1. Activity considered a nuisance to neighbors, dangerous or damaging to the grounds in the opinion of the Board is not permitted.

2. Please do not pick or transplant flowers, nor remove wood or logs from the property.

3. 9:00 P.M. – 9:00 A.M. quiet time

XVI. DECORATION OF UNITS

1. A unit owner may add extra personal items such as kitchen accessories and other items adding to the owner's comfort when occupying the unit. However, at the time the owner departs, all non-standard unit contents must be returned to the owner's locked closet or removed with the owner. If the owner forgets to remove any personal items, the Rental Service will place the personal items in the owner's locked closet.

2. A unit owner may add personal decorating accessories, such as wall hangings and small decorative items. Decorating accessories must be consistent with the overall decorating theme of units and the property generally. These items may reflect the owner's personal taste as long as they coordinate with existing pieces and are approved by the Rental Service.

3. No signs or banners may be displayed to the public view within a unit or within any limited common element associated with a unit. The foregoing notwithstanding, unit owners may respectfully display the United States flag and may display a sign that supports or opposes a candidate for public office or a referendum question; provided, however, that no such flag or sign, or combination of such, may exceed four (4) square feet in size.

XVII. NON-SMOKING FACILITY

1. The Waterbury Inn is designated as a non-smoking property. This includes, but is not limited to, all common areas, limited common areas, and owner units. Smoking, including vaping and e-cigarettes, is only permitted outside of the building within the designated area only.

XVIII. INSURANCE

1. The Waterbury Inn, buildings, grounds and all owners units and property are covered under an umbrella insurance policy to assure equal and complete coverage. Owners may, but are not required to, maintain a separate insurance policy to cover their Waterbury Inn property.