

*Abbey Hill*  
Condominium Association

Rules and Regulations

**Revised September 2015**



**ABBEY HILL  
CONDOMINIUM ASSOCIATION  
RULE BOOK**

**IMPORTANT PHONE NUMBERS**

**Property Manager**

***Lakes Property Management LLC***

**910 S Wells Street**

**Lake Geneva WI 53147**

Tel: (262) 249-1922 Fax: (262) 348-988

Email: [HOAInfo@LakesPropertyMgt.com](mailto:HOAInfo@LakesPropertyMgt.com) Website: lakespropertmgt.com

President: Ryan Southwick Tel: (262) 249-1922

**Office Hours: Monday through Friday 8:00 a.m. – 5:00 p.m.**

For Building and Maintenance Emergencies **after normal business hours**,  
please call **Lakes Property Management Emergency Line**

Tel: 1-800-619-8608

**Utilities**

Alliant Energy (Electric Company)	(800) 862-6222
WE Energies (Gas Company)	(800) 242-9137
Charter Communications (TV Cable Company)	(800) 581-0081
Charter Communications (Cable – Spectrum)	(888) 438-2427
Frontier (Telephone)	(800) 204-3240
Spring Grove Alarm	(847) 973-9832
(Wireless Fire & Low Temp Monitoring Co.)	
Aquaman Pool and Spa	(262) 325-3016

**Fontana Village Office**

**(262) 275-6136**

**Emergency**

**911**

Fontana Police Department – non emergency (262) 275-2135

Fontana Police Department – administrative (262) 275-2275

Fontana Fire Department – non-emergency (262) 275 2131

**Emergency Medical Information/Emergency Room**

Mercy Walworth Medical Center (262) 245-0535

Lakeland Aurora Health Care Center (262) 741-3600

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## WHY ANY RULES?

The rules are adopted by the Board of Directors under section 6:07(e) of the Declaration of Condominium Ownership. The Unit Owner's responsibilities are to be acquainted with the Declaration, By-Laws, as well as, the Rules and Regulations.

No set of "rules" will ever substitute for common courtesy, good sense and reasonable regard for the comfort and rights of neighbors. By the same token, no reasonable (and enforceable) set of rules will ever satisfy the individual preference of all Unit Owners. What may be enjoyable or convenient to one individual Unit Owner may be very objectionable to others.

**\*Unit Owners are responsible for reading and understanding the rules.** Unit Owners also are responsible for explaining rules to guests, children and employees. This responsibility exists whether or not the Unit Owner is on the property. Individuals who purchase a condominium must recognize that, for the common good of all Unit Owners, certain rules and regulations have to be followed by all owners and their guests.

Abbey Hill is a condominium complex with full time and part time residents. Abbey Hill is not a hotel resort, but a home to many. Please conduct yourself accordingly and reinforce all condominium rules with your family and guests.

**\*A copy of these rules and regulations should always be kept available in the Unit for Unit Owners and guests to refer to and become familiar with.**

Your Board of Directors has the responsibility of maintaining a quality of lifestyle for the enjoyment of all Unit Owners. At the same time, they need to run a fiscally responsible not-for-profit organization and protect the investment of owners of 63 Units in Abbey Hill.

In this connection, these rules and regulations have evolved from the experience of your Board of Directors, other condominium associations and appropriate laws of the state of Wisconsin. It is absolutely necessary that all Unit Owners and guests adhere to these rules and regulations in order to maintain the quality status of our development.

The Board of Directors is elected by Unit Owners to act on behalf of the collective interests of the Condominium Association. The Board authorizes the

Property Manager to provide services, maintenance and improvements for the buildings, land and property. The Property Manager is contracted by the Condominium Association to provide management and administrative services as approved and authorized by the Board.

## **LEASING/RENTING OF CONDOMINIUM UNITS**

**\*Rentals of units are NOT allowed in Abbey Hill for any reason.\***

## **\*ASSESSMENTS**

Unit Owners are required to pay quarterly assessments and other charges at the first of the quarter (January 1, March 1, July 1, and October 1). Quarterly invoices are mailed out from the Property Manager (Lakes Property Management). Payments may be dropped off, or mailed to the Property Manager. A Unit Owner may also apply for electronic fund transfer of the quarterly assessment. An application form is available from the Property Manager.

A late fee of **\$50** per month will be levied for each assessment or other charges due to the Association that are not paid in full by the 10<sup>th</sup> of the month. Late assessments include those caused by checks returned for any reason. The Association may charge a fee for each check returned for any reason. The charge will be the Association's bank's current rate for returned checks.

### **Failure to Pay Assessments**

If a Unit Owner fails to pay the assessments due, the Board of Directors has the right to:

1. Levy a fee of interest at a rate of eighteen percent (18%) per annum which will accrue on all late payments not paid by the 91<sup>st</sup> day of delinquency.
2. File a lien against the delinquent Unit Owner until paid in full. If the account is more than 90 days past due, a lien will be filed against the property at the Walworth County Courthouse...
3. Suspend or terminate common area privileges of the Unit Owner, his family and/or guests, to use any of the commonly owned amenities, such as the swimming pool, Clubhouse, Guest Rooms, and other common facilities.

## **CLUBHOUSE, GUEST ROOMS, AND POOL USAGE GUIDELINES**

The Abbey Hill Clubhouse and pool are condominium amenities that are for the use of all Unit Owners. The Clubhouse may be used for meetings, parties, etc. There is a charge for using the Clubhouse. The prevailing rate at the time of rental will apply. Please check for the current rates in the Lakes Property Management Website for Abbey Hill. Current Guest Room rates also will be included in the Spring and Fall newsletters.

Unit Owners using the Clubhouse are responsible for leaving it clean including the kitchen area. The Property Manager will invoice Unit Owners for the room usage daily fee. The Property Manager may also charge the Unit Owner up to \$75.00 for cleaning fees if not left clean and actual costs for any damages that occur.

The Property Manager is to be notified in advance if the size of the group exceeds 50 guests and/or the Unit Owner desires to erect tents, canopies, etc. on the common area near the Clubhouse. Unit Owners are responsible for restoring the lawn to pre-rental condition where tents and/or canopies are used.

All party guests must be made aware of the Association's rules regarding usage of the pool and pool deck. These are posted within the Clubhouse, on the pool fence, and on the windows near the bathroom entrance.

**\*Children in the pool area must be supervised at all times and all pool rules apply.**

**\*No pets are allowed in the Clubhouse or the pool area, at any time.**

The daily rental does not include exclusive use of the pool by party guests. Any Unit Owner has the right to ask a party member to leave the pool area for violations. **Wet swimsuits are not allowed in the Clubhouse.**

**\*Smoking is NOT allowed IN the Clubhouse at any time. Smoking is only allowed outside the Clubhouse. Smoking is NOT allowed INSIDE the fenced area of the pool. Smoking is only allowed outside the fenced area of the pool.**

Please place all rubbish in containers provided.

When using the fireplace, you must:

1. Open the flue before turning on gas logs.
2. Make sure gas supply is completely off when finished.



3. Close flue once it is cooled so heat does not escape from the Clubhouse.

Keep sliding doors closed if air conditioning is on.

While the purpose of a party is to have fun, please be considerate of other Unit Owners by keeping conversations, music etc., to a reasonable level as to not disturb owners whose units are near the pool and nearby buildings.

All lights must be turned off, garbage removed, and all the doors locked including the padlock at the bottom of the stairs to the washroom. Turn off the air conditioning, if used.

Parking is limited at the Clubhouse lot. For larger parties, guests should be directed to park on South Main Street. Parking on Abbey Hill road ways is prohibited.

To reserve the Clubhouse or private Guest Rooms, please contact the Abbey Hill Maintenance Manager.

**\*A request to reserve the Abbey Hill Clubhouse or Guest Rooms MUST be in writing, either by e-mail or by written request.** E-Mail requests should be sent to the Maintenance Manager at [AHMaintenance@icloud.com](mailto:AHMaintenance@icloud.com). Written requests should be sent to the Maintenance Manager at 790 Aspen Drive, Fontana, WI 53125. **You will receive a confirmation by e-mail or in writing from the Maintenance Manager if the room(s) is available for the dates requested. The reservation will NOT be considered confirmed unless you receive a written response from the Maintenance Manager.**

### SWIMMING POOL

The swimming pool at Abbey Hill is one of the highlights of the condominium property. All Unit Owners have access to the pool.

**NOTICE: NO LIFEGUARD IS ON DUTY AND ALL UNIT OWNERS/GUESTS USE THE POOL FACILITY AT THEIR OWN RISK. AN EMERGENCY PHONE AND FIRST AID KIT ARE LOCATED JUST INSIDE THE BATHROOM ENTRANCE.**

POOL HOURS ARE FROM 7:00AM to 9:00PM.

**\*NO GUEST SHALL BE ALLOWED TO USE THE POOL UNLESS ACCOMPANIED BY A UNIT OWNER(S) OR HAVE A POOL KEY FOB.** The Association reserves the right to refuse admission to anyone or to

request someone to leave the pool area.

To ensure all Unit Owners and guests are able to enjoy this amenity, the rules listed must be followed:

1. Do not enter the pool if you have a communicable disease or an open wound.
2. Do not bring food, gum, drink, or tobacco into the pool.
3. Shower before entering the pool and after use of toilet facilities.
4. Do not run or engage in rough play in the pool area.
5. **Do not bring animals into the pool area.**
6. Diaper changing on the pool deck is prohibited.
7. Glass and shatterable items are prohibited in the pool area.
8. Any beverages **MUST** be in non-breakable containers, such as cans, non-breakable plastic containers, or solo cups.
9. Beverages cannot be consumed while **IN** the pool.
10. Consume food at tables provided on the upper Clubhouse deck.
11. **\*Smoking is NOT allowed INSIDE the fenced area of the pool.**
12. **\*Children under the age of 14 must be accompanied by a responsible adult.**
13. No diving.
14. All persons must wear proper swimming attire –street clothes are not allowed in the water.
15. Young children must wear a swimming diaper while in the pool. State health codes require the closing and cleaning or treating of the pool if human waste enters the pool. Any cost incurred by this issue will be charged to the Unit Owner whose child or guest is involved (i.e., the costs to treat, clean, drain, and/or refill the pool).
16. **\*Baby flotation devices (accompanied by an adult) and noodles are acceptable.** No rafts, floats, inner tubes, etc. are allowed in the pool. All personal flotation devices must be US Coast Guard approved.
17. Strollers, carriages, etc. are restricted to the rest area only.
18. Life preservers are not to be removed from fences except in case of emergencies.
19. Pool furniture should not be removed from the pool area or used in the pool.
20. Cover the chairs and lounge chairs with a towel when using suntan lotion or oil.
21. No towels, swimsuits, or other items should be draped over the pool fence, unit's balcony or deck railings. Please hang them over a chair on the deck or put them in your dryer.
22. Use proper discretion regarding the number of guests invited to the pool area on Saturdays, Sundays and Holidays.

## SWIMMING POOL KEY FOBS

To enter the swimming pool, the Abbey Hill Condominium Association requires the use of an electronic key fob. The key fob is registered to the Unit Owner in a database. The initial cost of a key fob is \$150 per unit. Any additional key fobs cost \$100 per key fob. If a key fob is lost, the Unit Owner will be charged a replacement fee of \$100 per key fob. The old key fob will be removed from the database and will no longer allow access to the pool.

**The pool key fob is NOT water proof. Please do NOT put it in the water.**

The only authorized entry to the swimming pool is with the use of the key fob. Any unauthorized entry may result in a fine and/or suspension of the Unit Owner's use of the pool. The Board of Directors has the authority to suspend a Unit Owner's use of the pool and Clubhouse if there is a history of reported offenses and violations of the Rules and Regulations.

The pool key fob fee is refundable if a Unit Owner sells his unit.

## GUEST ROOMS

**\*There is a 3-day cancellation policy. If a Unit Owner's plans have changed after reserving the guest rooms, the Unit Owner MUST contact the Maintenance Manager at least 3 days before the scheduled rental date.** If the Unit Owner does not cancel the rental at least 3 days before the rental date or does not use the guest rooms as planned, the Unit Owner will be charged the full rental fee for the time period of the scheduled rental. There are often multiple requests to rent the Guest Rooms, especially for holidays. Not using the Guest Rooms as planned/scheduled deprives other Unit Owners from using them. **Smoking is NOT allowed in the Guest Rooms at any time.** **Pets are NOT allowed in the Guest Rooms at any time.** Please have your guests (with pets) house their pets in the Unit Owners residence.

### Reserving a Guest Room

1. All rooms are for the use of guests of Abbey Hill Unit Owners only.
2. Rooms may be reserved in advance by notifying the Maintenance Manager in writing, either by e-mail or a written request.
3. Rooms are on a first-come first-serve basis.
4. Keys are available from the Maintenance Manager.
5. If keys are not returned to the Maintenance Manager at time of guest departure, a "lost key" charge of \$25.00 will be assessed to the Unit

Owner(s).

6. There is a charge to rent the individual rooms and the double unit per night to cover cleaning and maintenance. The prevailing rate at the time of rental will apply. Please check for the current rates in the Lakes Property Management Web site for Abbey Hill. Current Guest Room rates also will be included in the Spring and Fall newsletters. The Property Manager will invoice Unit Owners for the room usage.
7. Unit Owners and guests are to furnish their own towels and soap.

### **Types of Rooms**

1. One room with twin beds.
2. One room with a queen bed.
3. Double unit with queen bed – trundle bed – refrigerator – and cooking unit.

### **HEAT AND WATER SHUT OFF WHEN ABSENT**

**\*Between October 1<sup>st</sup> and April 30<sup>th</sup> it is mandatory that all residents must have their heat on and set no lower than 60 degrees Fahrenheit.**

In addition, residents are required to shut off the water supply to their unit when they are gone for more than 72 hours. It is recommended to turn off the circuit breaker to the water heater and open the cabinet doors below the kitchen and bathroom sinks to prevent freezing pipes. If you have any problem locating the valve, please contact the Maintenance Manager.

**\*The Unit Owner will be responsible to repair/replace any and all damage to their unit or another owner's unit that occurs due to a leak or water damage because the Unit Owner failed to turn ON heat and/or shut OFF their water.**

### **\*INTERIOR UNIT MAINTENANCE REQUIREMENTS**

Each Unit Owner is responsible for maintaining the following unit elements:

1. HVAC System. Includes but is not limited to the clean out of the air conditioning condensate line.
2. Water Supply Lines. Inspect and replace if warranted. Includes washing machine lines, toilet supply, sinks, refrigerators, and HVAC units. Abbey Hill recommends replacing water supply lines with braided stainless hoses.
3. Dryer Vents. Inspect and clean out.
4. Water Heater. Check for condition, age, and potential leaks.
5. Garage Door Exterior. Inspect for damage, condition, and working exterior.
6. Fireplace Shut Off. Know where the shut off valve is and verify it is in good working order.

Abbey Hill recommends the above maintenance inspections be done annually by a professional. If a Unit Owner fails to comply with these maintenance requirements, and failure occurs, the Unit Owner will be held financially responsible for the damage done to any affected units or common area elements.

### **FIRE MONITORING/ALARM SYSTEM**

Each unit is protected by a fire monitoring /alarm system. Every unit has been provided with a smoke sensor/alarm, 2 heat sensors (one in the utility room and one in the garage), and a low-temperature sensor. The smoke, heat, and temperature system notifies the monitoring agent – who contacts either the Abbey Hill Maintenance Manager or the Fire Department, as needed.

Spring Grove Alarm installed and monitors the wireless smoke, heat, and low temperature sensors. Their number is (847) 973-9832. **\*Every unit must have a workable and charged fire extinguisher in the unit.**

### **PETS**

Abbey Hill is a pet friendly complex. So, for the enjoyment of Unit Owners, guests, and pets, please follow the rules listed:

- 1. \*No pets are allowed in the Clubhouse, Guest Rooms or swimming pool area.**
2. Pets **MUST** be leashed at all times while on Abbey Hill property.
- 3. Unit Owners MUST pick up any and all pet droppings and deposit it in a dumpster.**
4. Pet owners should keep in mind that a very docile animal to them may be a frightening prospect to others. Pet owners should be especially aware of a pet's likelihood to offend or possibly damage the property of others, litter on Abbey Hill property, be a safety problem and/or create unnecessary noise.

### **NOISE**

What may be a modest noise level to one may be quite disturbing to another. In no other area is reasonable consideration for the rights and comforts of other Unit Owners, more important.

1. Common courtesy dictates that any outside activity between 10:00 PM and 8:00 AM should be subdued. The playing of TV, stereo, etc. during these hours should be done with the unit doors shut and at reasonable sound levels.
2. No unlawful, immoral, noxious or offensive activity should be carried on in any of the units or in any common or limited common areas. No activity should be conducted, either willfully or negligently, that is or could become a public nuisance or annoyance to other Unit Owners.

## **PARKING**

Unit Owners should park in their garages or in front of their garages, whenever possible, but not blocking the roadway. These are each Unit Owner's assigned parking area. Other parking areas are part of the common area and are available for Unit Owners and guests. Each Unit Owner is responsible to see that his guests park in the guest parking areas.

1. Association contractor service vehicles are permitted to park on Abbey Hill roads.
2. Buildings A, B, C, D, EE, G, GG, HH, and I should have their guest's park either directly in front of their garage door whenever possible, but not blocking the roadway. Parking also is available in the parking lot across from the Clubhouse.
3. Buildings J, KK, P, PP, O, M, and N: should have their guest's park either directly in front of their garage door whenever possible, but not blocking the roadway. Parking also is available in the parking lot West of Building O.
4. Automobiles should not parallel park on Abbey Hill roads under any circumstances.

Garage doors should be closed at all times to insure security, for aesthetic purposes, and to keep out animals.

Do not park any boats, trailers, campers, motor homes, trucks over 3/4 ton capacity or unlicensed vehicles on Abbey Hill property without permission of the Board of Directors or Property Manager. Overnight lodging in or on any vehicle parked on Abbey Hill property is not allowed.

### **\*LOCK OUT SERVICES**

If a Unit Owner does not have a key for his unit because he has lost it, forgotten it, or locked it in the unit, the Unit Owner should contact the Abbey Hill Maintenance Manager. The Unit Owner will be assessed a fee of **\$100.00** if the Maintenance Manager has to come to the property. If the Maintenance Manager is not able to come to the property, the Unit Owner should call:

**Bay Lock Service, W5476 State Road 67, west of Williams Bay, 53191 at 262-245-5953.**

### **VANDALISM OR DAMAGE TO COMMON AREAS**

Damage to, or soiling of, common areas or common equipment is the responsibility of the Unit Owners involved (including: employees, guests, children and pets). Replacement or cleaning costs will be assessed to the Unit Owner(s) responsible.

## **SAFETY AND SECURITY**

For the safety and security of all Abbey Hill Unit Owners and their guests, please follow the rules listed:

1. Speed limit on Abbey Hill roads is 10 M.P.H.
2. Playing under any building is unsafe and is not allowed by the Association.
3. Use of the pond is limited to fishing. **\*Swimming is NOT allowed.**
4. Guns of any nature are not allowed to be discharged within the limits of Abbey Hill property.
5. The following areas are out-of-bounds to everyone for safety and security reasons (except by express permission of the Maintenance Manager):
  - Filter room
  - Maintenance Shop
  - Underside of all buildings and property.
6. **\*Unit Owners must notify the Maintenance Manager, in advance, when tradesmen will be working in their unit when the owner is absent.**

## **CONSTRUCTION/REMODELING**

Any Unit Owner interested in performing construction in their unit must follow the guidelines as set in the Declaration, By-Laws, and in these Rules & Regulations.

All construction work must comply with all applicable building, health and safety codes.

For purposes of this Rule, construction does not include repairs or improvements to, or replacements of existing finished walls, floors, ceilings, fixtures and cabinetry not affecting or part of the Limited and Common Elements property.

For the purposes of this Rule, construction includes:

1. Changes to heating and air conditioning systems.
2. Changes to plumbing systems (moving or relocating plumbing lines or fixtures).
3. Installation or changes to a fireplace.
4. Demolition and/or construction of interior walls.
5. Any project potentially affecting the structural integrity of the building.
6. Changes to life safety systems, utilities, etc.
7. Changes to exhaust systems.

8. Changes which impact on, or changes to, or affect the Limited and Common Elements including doors, windows, subfloors, common walls, roofs and decks.

**\*Construction proposed by Unit Owners to be done within any Unit must be submitted to the Board for review and approval no less than fourteen (14) days in advance of the start of work. The proposal should include:**

- 1. A written description of the plans in sufficient detail to clearly indicate the extent of construction.**
- 2. A list of the contractors involved to the best of your ability.**
- 3. A certificate of liability from the contractor for your protection.**

**\*The Board may require any Unit Owner who performs construction in a Unit, without prior Board permission to remove the addition, alteration or improvement and restore the Unit to its original condition at the Unit Owner's expense. If the Unit Owner fails to do so, the Board may cause such work to be "undone" and charge the Unit Owners for it. With proper notice and a violation hearing, the Board may also assess daily fines against the Unit Owner until the violation has been corrected. Attorneys' fees incurred by the Association will also be charged to the Unit Owner.**

**\*Installing Hard Floor Covering:** Prior to any hard surface materials (hardwood flooring, ceramic tile, laminate flooring) being replaced in a unit, a Unit Owner should present to the Board of Directors a request for approval on the modifications. When installing your Hard Floor Covering, you must install an underlayment. The Association requires that the underlayment specification meet or exceed the following: Impact Insulation Class (IIC) rating of 22 and Sound Transmission Class (STC) of 67.

**\*Construction is permitted between the hours of 8:00 a.m. and 5:00 p.m. on weekdays. Work will also be allowed on Saturdays between the hours of 10:00 a.m. and 4:00 p.m. Otherwise, no work is to be done on weekends and/or holidays.**

Construction debris is not permitted to be placed in garbage and recycling containers. Any construction debris requires that a special dumpster be ordered and placed onsite. Construction debris would include but is not limited to flooring, drywall, cabinets, etc. Unit Owners will be charged for any extra cleaning of the common areas and for any additional scavenger expenses necessitated by such construction.



Any damage to the Association's common or limited common elements or to other Units due to any construction or renovation work should be repaired at the expense of the Unit Owner causing the damage.

Please advise the Abbey Hill Maintenance Manager if you need access to the Job Lot (dump) at the west end of Abbey Hill property.

### **EXTERIORS OF BUILDING**

The exteriors of buildings in Abbey Hill are considered common area and the property of the 63 Unit Owners. Therefore, the following guidelines apply:

1. Exteriors of buildings or grounds cannot be altered without permission from the Board of Directors.
2. Exposed areas of window coverings must be of a solid neutral color.
3. No signs or nameplates shall be posted without prior approval of the Board of Directors.
4. No unsightly storage is permitted on the decks.
5. No deck covering of any type is permitted.
6. Unit Owners are responsible for removal and replacement of roof items (i.e. skylights, satellite dishes, antenna etc.) during roof repair.
7. **\*The hanging of towels, clothing, rugs, and other articles over the deck railings is prohibited.** Please place them over a chair or put wet towels in the dryer.

### **GARBAGE - RUBBISH - LITTER**

**Garbage and Recycling pick-up is on Monday mornings (except if it is a holiday).**

**Please DO NOT park in front of the garbage corrals.**

Please remember that the dumpsters serve multiple units. All garbage, rubbish and litter must be suitably wrapped and deposited in garbage dumpsters/containers provided for this purpose. Recycling dumpsters/containers are located in numerous corrals. Glass, cans and newspapers must be placed in the proper recycling dumpsters/containers. Cardboard boxes should be flattened. All other trash should be placed in heavy plastic containers and placed in the proper receptacle. Please place boxes too large for the recycling dumpsters/containers alongside the dumpsters, but inside the corral.

If a particular garbage area is full, please take your trash to another area to avoid unsanitary conditions and the attraction of raccoons or other wild animals.

## COMPLAINTS AND GRIEVANCES

The Board of Directors and the Property Manager or their representatives are responsible for the enforcement of the rules and regulations. To the extent of any conflict between these rules and the terms of the Declaration and/or By Laws, the terms of the Declaration and/or By Laws will control.

The Association acknowledges that violations of the rules and regulations may have an impact on other Association Unit Owners and guests and it may be difficult to quantify the damage. The Association, therefore, has determined and agrees that fair compensation for a violation of the rules and regulations is a liquidated damage of **\$100.00 per violation**. The Unit Owner will be assessed this amount if a violation occurs.

1. Complaints will be referred to Lakes Property Management – **not to the Board of Directors** of the Association.
2. If a Unit Owner observes a violation, the owner should take a picture, if possible, and submit it to the Property Manager, Lakes Property Management.
3. The Property Manager will notify the offending Unit Owner and the Board of Directors of the complaint(s).
4. Unresolved or continued complaints will be presented to the Board of Directors to take action where, and as, warranted. The complaining Unit Owner will be notified if the complaint(s) by an owner is determined to be reasonable or unreasonable by the Board.

## SUSPENSION OF COMMON AREA PRIVILEGES

A Unit Owner's rights and privileges to use of the common areas of Abbey Hill Condominium Association are dependent on the following:

1. Payment of the quarterly assessment and any other charges due on a timely basis.
2. Repeated violations of Association rules.

## SNOWMOBILES – MOTORBIKES – MOTORCYCLES – GOLF CARTS

No motorbikes, motorcycles, snowmobiles, golf carts, personal tractors, ATV's, UTV's or go-carts (i.e., anything motorized) are allowed to be operated on the common grounds of Abbey Hill, without written approval from the Board of Directors. You may, however, enter and leave by motorbike, motorcycle or snowmobiles at no more than 10 M.P.H and avoid unnecessary noise by taking the most direct road to the main road.

ADA compliant devices are permitted.

**RUMMAGE SALES/GARAGE SALES/OPEN HOUSES,  
ETC.**

A one or two day sale is allowed per year for any condominium. All directional signs may be displayed from one hour prior to the sale to one hour after the end of the sale period each day.



**Property Management, L.L.C.**

910 S. Wells Street, Lake Geneva, WI 53147  
Open 8:00am to 5:00pm, Monday through Friday  
Phone (262) 249-1922  
Email [HOAinfo@lakespropertymgt.com](mailto:HOAinfo@lakespropertymgt.com)

For Building and Maintenance Emergencies  
After normal business hours please call the  
Lakes Property Management Emergency Line (800) 619-8608

**Abbey Hill Maintenance Shop**  
790 Aspen Drive, Fontana, WI 53125  
Phone (262) 275-2883

**Maintenance Manager**  
Beau Braden (262) 275-2883  
or  
[AHMaintenance@icloud.com](mailto:AHMaintenance@icloud.com)

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**910 S. Wells Street Lake Geneva, WI 53147**  
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