

**Bayside Pointe Condominium  
Association**

**RULES  
AND  
REGULATIONS**

**Revised September 2009**



**BAYSIDE POINTE  
CONDOMINIUM OWNERS  
ASSOCIATION  
91 N. POTAWATOMI  
WILLIAMS BAY, WI 53191**

Bayside Pointe is a condominium complex with full time and part time residents. Bayside Pointe is not a hotel resort, but a home to many. Please conduct yourself accordingly and reinforce all condominium rules with your family, guests, and renters. A copy of these rules and regulations should always be kept available in the Unit for these parties 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 owners, while at the same time running a fiscally responsible not-for-profit organization and protecting the investment of owners of 72 Units in Bayside Pointe.

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

The Association acknowledges those violations of the rules and regulations have an impact to the Association owners and guests for which damage may be difficult to quantify. 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. Such liquidated damages will be assessed against a unit owner should a violation occur.

Individuals who purchase a condominium must recognize that for the common good of all owners certain rules and regulations have to be followed by all owners, renters and their guests. Every man considers his home his castle and himself the king thereof. But this sovereign right to use his property as he pleases must yield, at least to some degree, when ownership is common with others. The individual should not be permitted to disrupt the integrity of the common good through his desire for change, however justified that change might be.

The Board of Directors and the Manager or his representatives are responsible for the enforcement of the rules and regulations. If corrective action is needed, complaints will be referred to the rules committee, which will make the appropriate recommendations to the Board of Directors.

# **GENERAL HOUSE AND GROUND RULES**

Applicable to all occupants

The following rules have been adopted by the Bayside Pointe Board of Directors and may be revised with proper prior notice being given to all unit owners.

1. No part of the property shall be used for other than housing and related common purposes for which the property was designed. Each unit is to be used for residential purposes only.
2. No business, trade or profession of any kind shall be conducted or permitted on any part of the property. Soliciting of any type is prohibited. Garage, rummage, and estate sales are not permitted.
3. Children shall be properly supervised at all times.
4. Use of skateboards and baseball bats are prohibited anywhere on the premises. Badminton and volleyball nets are permitted in the rear and side yards only and must be taken down by the end of the day.
5. Be considerate of others by keeping noise to a minimum, especially between the hours of 10:00 P.M. - 8:00 A.M. Residents should exercise care to minimize noise from radios, TVs, stereos, slamming doors, pets, laundry facilities and motor vehicles. In the event of repeated complaints, a \$100.00 assessment per violation will be imposed.
6. Do not allow anyone to enter a building without proper identification. All building entrance doors (including the garage passage door) must be kept locked. Never block open any door.

7. Keep overhead garage doors closed at all times for both security and aesthetic purposes and to keep animals out.
8. Keep hallways, walkways, and stairwells clear of bicycles, strollers and similar items for safety and aesthetic reasons.
9. Smoking is not permitted in any of the lobbies, hallways or any indoor common areas.
10. Signs or banners are not permitted on the outside of any building, on the interior of any building visible from the outside, or on any outside common area unless approved by the Board of Directors. Sheets or similar covering are prohibited for use on windows.
11. Feeding birds or other wild animals, or throwing anything (especially cigarettes) from the balcony is prohibited. The hanging of towels, clothing and other articles over the balcony railing is also prohibited.
12. No awnings, canopies, antennas, or satellite dishes are to be installed on the exterior of any building without the approval of the Board of Directors.
13. Any owners desiring to add or change any structural or mechanical elements of their unit must be submitted in writing a set of plans describing the proposed changes for the Board's approval. The unit owner is advised that there are statutory requirements which must be satisfied in that the unit owner must bear all associated expense and attorney's fees in that event.

14. State of Wisconsin and Village of Williams Bay regulations prohibit the use of gas/charcoal and hibachi grills on any patio, deck, or balcony of multi-family dwellings. Regular inspections will be conducted by the association management company and unit owners will be notified by letter of any violation. Failure to comply with a request to remove the gas/charcoal or hibachi grill within 14 days from the date of notification will result in a \$100.00 assessment per violation. In addition, unit owners (including guests) assume all liability for damages to their individual unit, all adjoining units, common areas and building exterior resulting from the use or storage of a gas/charcoal or hibachi grill in direct violation of state, local and Bayside Pointe Condominium Association regulations/rules. Storage of gas/charcoal or hibachi grills is prohibited on 2<sup>nd</sup> floor balconies and is discouraged on a 1<sup>st</sup> floor patio, deck, or balcony.
15. Locks on units and garage entry doors must not be added or changed without the Property Manager's approval. All locks must be keyed to the master key in case of fire, water or other emergencies.
16. The main water valve and water heater power should be turned off when the unit is not occupied for an extended period of time. Keep the furnace thermostat set no lower than 60 degrees and open cabinet doors below sinks during the colder winter months.
17. Glass, cans and newspapers must be placed in the proper recycling containers. Cardboard boxes should be flattened. All other trash should be placed

in heavy plastic containers and placed in the proper receptacle. Garbage deposit areas are located East of building R, West of building A, and just South of pool area.

18. 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.
19. No burning will be permitted anywhere on the premises (except for barbecuing.) This includes Tiki Torches and outdoor fireplaces.
20. No unlawful, immoral, noxious or offensive activity shall be carried on in any of the units or in any common or limited common areas. Nor shall anything be done therein or thereon either willfully or negligently which may be or become public nuisance or annoyance to other unit owners.
21. Common elements shall not be obstructed, littered, defaced or misused in any manner. Owners will be responsible and charged accordingly for all damages caused by their guests or renters.
22. Cars and other vehicles including boats and watercraft should not be washed in the driveways appurtenant to the individual units. Use the parking areas either West of building A or East of building R where a water outlet is available for hoses.
23. Repair of vehicles other than minor repairs (such as fluid checks, tire inflation, light bulb replacement) is not allowed on driveways appurtenant to each unit, in the parking lots, or common areas.
24. The number of overnight occupants is restricted to six in a two-bedroom unit, eight in a three-bedroom unit and ten in a four-bedroom unit. When the owner is in residence, the number of immediate

family (father, mother, brother, sister, children, and grandchildren) or guests is not restricted.

25. Unit owners are not to use the pool, condo grounds or other facilities while persons other than themselves occupy their unit. Nor are condominium facilities to be used by guests, friends, or families of owners when the unit is not occupied
26. All landscaping items placed by the unit owner or their lessee (e.g. Flower containers, plants, etc.) on common areas viewed from the front of any building must be maintained by the owner or they will be removed. Prior Board approval must be obtained before placement of these items. Permanent planting, chairs, benches, flags and other ornamental items are not permitted, except American Flags may be displayed on national holidays.
27. A \$35.00 fee will be added to your monthly assessment for any checks returned to the condo association reflecting NSF funds.
28. Signage for the sale of condominium or other signage is not allowed on the condominium premises. Condominium units must be shown by appointment only by owners, designated parties or real estate agents. No signs may be posted or doors propped open during Open Houses. Violation of any of the above rules and regulations will be subject to fine of \$100.00 per violations.
29. Between October 1 and April 30, it is mandatory that all residents must have their heat on and set no lower than 60 degrees Fahrenheit, Additionally, residents are required to shut off the water supply to their individual unit when they are gone for an extended period of time. The property manager will inspect all

units after October 1 and violations will be subject to a fine. Additionally, it is recommended to turn off the circuit breaker to the water heater and open the cabinet doors below the kitchen sink to prevent freezing of pipes. Water supply shut off valves for units can be found just above the water heater.

30. State of Wisconsin and Village of Williams Bay regulations prohibit the use of exploding fireworks. Accordingly, Bayside Pointe Condominium Association in keeping with state and local regulations and in consideration of the safety and well-being of all unit owners and their property, prohibits the use of exploding fireworks anywhere within or on Bayside Pointe Association grounds, limited common or common areas. Any unit owner (including guests) violating this regulation/rule will be subject to a \$100.00 assessment per violation as well as enforcement by local authorities. Unit owners (including guests) assume all liability for any damages to individual units, all adjoining units, common areas and building exteriors resulting from the use of any exploding fireworks in direct violation of state, local and Bayside Pointe Condominium Association regulations/rules.

*In all instances, the Bylaws shall govern the management and operation of the condominium, except as otherwise provided in the Condominium Declaration, including any restrictions on or requirement respecting the use and maintenance of the units and the Common elements. A copy of these disclosure documents was supplied to you at closing and has been duly recorded with the Walworth County Register of Deeds.*

*Every unit owner has the responsibility of ensuring that Bayside Pointe will remain a quality Association for the enjoyment of all. Any violations of any rules or covenants should be brought to the attention of the Board of Directors promptly. By having a genuine degree of community awareness, your investment and lifestyle will be maintained to your satisfaction.*

## **PARKING AND DRIVING**

1. Use reasonable and prudent speed (under 10 mph) when driving within the confines of Bayside Pointe, especially on weekends and holidays.
2. Unpaved areas shall not be used for parking or operation of any vehicles, boats, trailers, motorcycles, motorbikes, watercraft, snowmobiles, golf carts or other recreational vehicles.
3. No boats, trailers, camper trailers, motor homes, motorcycles, motorbikes, watercraft, snowmobiles, or other recreational vehicles or personal property shall be kept and maintained in the driveway appurtenant to each unit or common parking lots for a continuous period in excess of 72 hours without prior Board approval.
4. No vehicle shall be parked in the driveway appurtenant to a Unit or in the common parking lots for a continuous period in excess of 72 hours
5. No motorized vehicle shall be parked on a deck, balcony, or patio.
6. No use of any vehicle on the Association premises shall be in violation of local ordinances or state law.
7. No driveway or any portion of outside common areas or the limited common areas appurtenant to each Unit shall be used to store any inoperable, covered, or stored vehicles or other personal property.
8. No parking is permitted along the sides of the main Association road in order to maintain two-way traffic and access for emergency vehicles. Also, no vehicle shall be parked on any grass or landscaped area in the association.

9. Overflow parking of cars only should be in the areas on the West side of Building A and the East side of Building R. On weekends and holiday periods especially in the summer, overflow parking of vehicles can also be done either along Potawatomi Road on the West side of the complex or Laurel Avenue on the East side. Overnight parking on these streets is permitted by local ordinance.
10. Commercial vehicles of any type are not permitted to park overnight in any parking area other than in a garage. The term "commercial vehicles:" includes but is not limited to all automobiles, station wagon, trucks, vans and all other vehicular equipment which bear signs, symbols or have printed thereon or makes any reference to any commercial undertaking or enterprise.
11. No recreational use of motor scooters, motorbikes, snowmobiles or other recreational vehicles is allowed within the Association premises.
12. Violation of any of the above rules and regulations will be subject to fines of \$100.00 per violation.

## **PETS**

1. No animals except dogs, cats, birds, or fish shall be kept in a unit or in the common or limited common areas.
2. Dogs, cats, birds, or fish may be kept in the units and kept on a leash where appropriate in all common and limited common areas, provided that they are not kept, bred, or maintained for any commercial purposes. Tethering of pets outdoors to chains or cables unattended is not allowed.
3. Not more than 2 pets may be kept or housed on the property by any one Unit owner. Birds in cages and fish in bowls or tanks may be kept in reasonable number.
4. Any and all residues of droppings, which are deposited by said pets upon the common elements, shall be removed by the Unit owner immediately.
5. Under no circumstances will lessees and their guests be permitted to have pets on the premises.
6. If any pet should constitute a nuisance, in the opinion of the Board of Directors, the owner will be required to remove the pet from the premises.

## **RENTAL RULES**

1. Owners shall not lease any unit for a period of less than 90 consecutive days and no more than once in any 90-day period.
2. Upon entering a lease agreement, the owner shall notify the Board of Directors in writing of the name of the tenant and the term of the lease. A copy of the lease will be kept on file with the Association for the duration of the lease.
3. Lessees have full use of the facilities subject to the Rules and Regulations of the Association and its Declaration and Bylaws, as amended from time to time.
4. Lessees and their guests are not allowed pets of any kind.
5. Subletting by lessees is not permitted, nor is a lessee allowed to have guest overnight when the original lessee is not in residence
6. Lessees and their guests are subject to all house Rules adopted by the Board of Directors. The lessee must have a copy of the current Rules and Regulations attached to the lease at the time it is filed with the Board of Directors. Violation of the Rules and Regulations by a lessee may result in imposition of assessments as otherwise provided in these Rules and Regulations, which assessment will be against the unit owner.
7. The number of overnight occupants is restricted to six in a two-bedroom unit, eight in a three-bedroom unit and ten in a four-bedroom unit.

## **SWIMMING POOL AND BATH HOUSE AREA**

1. No lifeguard on duty. Swim at your risk.
2. Pool hours are from 9:00 A.M. to 10:00 P.M. daily.
3. Children under 12 must be accompanied by a responsible party 16 years of age or older.
4. For reasons of health and safety, persons of any age who cannot control their bowels or bladder must use protective devices. Any untrained children using the pool must wear a tight fitting approved swim diaper plus additional outerwear. Both must be properly fitted before the individual is allowed in the pool.
5. Any person with an open wound or communicable disease is not allowed to use the pool.
6. Proper bathing attire must be worn at all times.
7. Suntan oils must be removed before entering the pool. Use the shower provided on the pool deck.
8. Cover the lounge chairs with a towel if using suntan lotion.
9. If pool deck furniture is moved, return it to its original location when through using it.
10. Retract all umbrellas and TIE UMBRELLA WRAP when through with their use. If the day is windy, do not use umbrella.
11. Poolside telephone is to be used for emergency purposes only.
12. Diving, running, horseplay, and any disruptive activity are not permitted in or near the pool area.  
Ball and Frisbee playing in the pool are permitted so long as it does not create a disturbance for other pool users. Unit owners are responsible for the behavior of their guests and invitees.

13. Glassware is not permitted in or near the pool. Only non-glass containers are permitted.
14. Pets are not permitted in the pool area.
15. Radios, cassette or CD players should be used with consideration of others. When appropriate, earphones should be used.
16. Smoking materials should be used in consideration for others and by using the proper disposal receptacles.
17. Use of the pool is restricted to condo residents and their guest. The number of resident's guests must be restricted so as not to infringe on others using the pool. The owner of the condo is responsible to ensure that their condo residents and their guests are familiar with and abide by all pool rules.

**EMERGENCY INFORMATION  
FIRE ALARM SYSTEM**

**Each building is protected with a fire alarm system. Every unit has been provided with smoke alarms, which sound in your apartment only and an audible fire alarm. Pulling the fire alarm box in the building vestibule activates the audible fire alarm. When the alarm is pulled it will be activated in every unit in the building regardless if it is a 4 or 8 unit building. The fire and smoke alarm system does not notify the fire department directly.**

**IN CASE OF FIRE**

**Report fire by phone by dialing 911.**

**Activate one of the pull boxes.**

**If needed, obtain one of the fire extinguishers.**

**Evacuate the building immediately.**

**EMERGENCY INFORMATION**

**Paramedic...911**

**Fire Dept...911**

**Sheriff...911**

**Police Dept...911**

**Non-Emergency...245-2710**

**EMERGENCY MEDICAL INFORMATION**

**Mercy Walworth Medical Center**

**Emergency Room...245-0535**

**Lakeland Health Care Center**

**Emergency Room...741-3600**

**PROPERTY MANAGER**

**Lakes Property Management**

**910 South Wells**

**Lake Geneva, WI 53147**

**CEO/Owner: Mark Southwick**

**President: Ryan Southwick**

**Telephone 262-249-1922**

**Fax 262-348-9887**

**Pager (Emergency) 262-944-0345**

**Email**

**Bayside@lakespropertymgt.com**