

RULES AND REGULATIONS OF THE
STATION 433 CONDOMINIUM ASSOCIATION, INC.

Pursuant to the Declaration of Condominium for Station 433 Condominiums, Village of Ashwaubenon, Brown County, Wisconsin (hereinafter the “Condo Declaration”) and the Articles of Incorporation and Bylaws for the Station 433 Condominium Association, Inc. (hereinafter “Association”), the following Rules and Regulations for the Association are set forth to expand upon, supplement, and detail the information and restrictions set forth in the Declaration. These Rules and Regulations have been developed and adopted by the Board of Directors of the Association to provide an attractive and harmonious place to live and to protect the investment of Unit Owners and their guests.

ARTICLE I – GENERAL REQUIREMENTS

- 1.01 **Applicability to All Residents.** All rules and regulations of Station 433 Condominium Association and its Master Association, the Aldon Station Neighborhood Association (hereinafter Master Association), shall apply to and shall be complied with by all Unit Owners of the Association, Master Association, Subordinate Associations and its members, and their residents, guests, invitees, and tenants within the Condominium.
- 1.02 **Definitions.** All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Station 433 Condominiums and the Bylaws of the Station 433 Condominium Association, Inc. (hereinafter “Bylaws”).
- 1.03 **Amendments.** These Rules and Regulations may be amended by majority vote of the Members of the Association, but no rule or regulation may be adopted or amended to contradict the Declaration.
- 1.04 **Winter Heating.** Whether occupied or vacant, all Dwellings shall be heated to at least 50 degrees Fahrenheit.

ARTICLE II – APPEARANCE

- 2.01 **Signs.** No sign political signage, flags, advertising any commercial or non-profit service, event, or product of any kind shall be affixed, attached or displayed on the exterior of a Unit, Common Area or on the exterior of the building except as permitted under this section and as permitted under Article V – Home Sales. The Association reserves the right to erect directional signs, gates, or other entryway features at all entrances to development. A Unit Owner may display a political sign or the United States flag within the interior of their unit facing the exterior for public view as required and in accordance with Wis. Stat. 703.105.
- 2.01 **Protrusions.** No awning, shutters, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of any Unit or the condo building except those part of the original construction of the Dwelling or as approved by the Association. Screening of balconies is permitted with Association approved materials. Screen shall not extend beyond the balcony railing and shall be maintained in good condition.
- 2.02 **Antennae.** No satellite dishes are be permitted to be attached to a Unit or exterior of the Condominium without prior written approval of the Association.

- 2.03 **Laundry.** No laundry may be hung on balconies or in windows for any reason. No clothesline or laundry poles may be erected upon any Unit or Common Property.
- 2.04 **Porches and Patios.** All porches and patios which are visible to other Units or the public view shall be kept in a neat and orderly condition. No personal property shall be stored thereon except outdoor furnishings and planters. All residents are responsible for clearing and cleaning patios and balconies of any and all debris, but shall do so in a manner that limits such debris to fall upon an adjacent or lower balcony or patio.
- 2.05 **Closed doors.** Garage doors, public entry doors, Unit entry doors, and other access door shall be closed at all times.
- 2.06 **Greenspace and Landscaping.** Unit Owners may not remove or clear landscaping or natural vegetation in the common area, except weeding as necessary. No gardens are allowed within the common area.
- 2.07 **Personal Property.** Except for when personal property is in actual and immediate use, nothing may be stored or placed on the lawn, driveway, or sidewalk that would interfere with lawn care or snow removal or interfere with travel upon any common property or public drive, trail, bridge or sidewalk. No windmills, solar panels, basketball hoops (temporary or permanently installed), swing sets, treehouse or other child play structures may be erected on any patio, balcony or common area, except that solar panels upon written approval by the Association may be erected upon the roof.
- 2.08 **Decorations.** Seasonal or holiday décor shall be limited to four weeks before and one week after the holiday. Holiday lights may be installed before inclement weather but can only be turned from Thanksgiving to January 15th. Inflatable decorations are not allowed on any balconies or Common Property.

ARTICLE III – USE AND MAINTENANCE

- 3.01 **Pets.** Unit owners may keep up to a total of two cats and/or dogs. Pets may include fish and birds provided they are not kept, bred or maintained for commercial purposes. No livestock, reptiles or poultry of any kind shall be kept in any Unit or in common areas. Pets shall be inoculated as required by law. Pets shall be carried or kept on a leash when outside. Pets shall not unreasonably disturb others and shall not be left unattended in any portion of the Common Property. Owners of pets shall be liable for damage caused by their animals and are responsible for the immediate clean-up of their pet's waste. Unit Owners and pet owners shall indemnify the Association, its Board of Directors, and Declarant and hold them harmless, including court costs and attorney fees arising out of claim, loss, or liability of any kind or character whatsoever rising out of the ownership, possession or harboring of any animal.
- 3.02 **Animal Nuisances.** Animals should not be left unattended or confined in patio areas when the Unit Owner is not home. A Unit Owner is responsible for preventing any disturbing noises or behaviors by their pets that may interfere with the rights, comforts, and conveniences of other residents. A Unit Owner shall also be liable for any damage to person or Property caused by pets

brought or kept on the Property by the Unit Owner, his or her family, guests, or tenants. Any animal that is left unattended on a regular basis may be found by the Board to be a nuisance subject to removal. Pets shall not at any time be left tied or chained in front of, or on the patio, balcony, behind a Unit, or anywhere else on the common grounds.

- 3.03 **Determination of Nuisance.** Upon a hearing and a written determination by the Board that an animal has been found to be a nuisance, the owner of the animal shall remove the animal from the Condominium. The Board shall have the right to determine what constitutes an unreasonable nuisance. The owner of the animal shall have the right to prior notice of, and attendance at, the meeting of the Board at which any such determination is made.
- 3.04 **Damage to Common Property.** Damages to Common Property caused by the resident, resident's pets, or visitors of a resident or the tenants or agents of a resident shall be the responsibility of the Unit Owner or the person causing such damages. Unit Owners may be assessed for such damages pursuant to the Bylaws.
- 3.05 **Maintenance of the Dwelling.** All Unit Owners shall promptly perform or have performed on their behalf all maintenance and repair work to the interior of the Dwelling that may adversely affect the Association. No materials may be discarded from windows, balconies, or doors of the Dwellings
- 3.06 **Maintenance of Common Property.** No materials, garbage or other refuse may be discarded into or upon the Common Property, except in designated refuse containers.
- 3.07 **Rentals.** No Dwelling may be rented or leased for any period, except that a Unit Owner may rent for a period of not less than 28 days to a family member or personal care assistant for the Unit Owner or family member arising out of a disability, age, and infirmity while the person in need of care occupies the Dwelling. This provision shall not apply to the Declarant of the Declaration for Units owned by Declarant but that are not the personal residence of the Declarant.
- 3.08 **Common Area Uses.** Garages, driveways, common element parking spaces and drives, parking garage units, and storage garage units shall not be used for vehicle repairs, painting, or similar activities.
- 3.09 **Hazardous Materials.** No hazardous or flammable materials shall be stored in the Parking Garage Units or the Storage Garage Units.
- 3.10 **Noise.** No loud, disturbing, or objectionable noises shall be made indoors or outdoors by occupants or guests including, but not limited to, yelling stomping feet, and playing of musical instruments, radios, stereos, televisions, amplifiers, or other devices in such a manner as might disturb other occupants. Any noise that can be heard outside the Unit shall be considered too loud. Any noise in the Common Elements will end at 10:00 p.m. No exterior speakers, horns, whistles, bells, or other sound devices (other than security devices) shall be used or placed on any portion of the Property or exposed to view without the prior written approval from the Board. Unit Owners may be requested to remove wind chimes, bells, loud stereos, or other noise making devices at the request of a neighbor.

- 3.11 **Smoking.** Smoking or vaping is not permitted in common areas or limited common areas, including balconies.

ARTICLE IV – VEHICLE RESTRICTIONS

- 4.01 **Vehicle Repairs.** No major repairs or restoration of any vehicle is permitted on the Property. Minor vehicle maintenance and repairs are allowed only within the common garage space. Minor vehicle maintenance includes work that may be completed in two (2) hours or less including but not limited to adding fluids, changing tires, jump-starting, changing batteries, and changing windshield wipers or filters. Change of oil and other fluids is specifically prohibited.
- 4.02 **Parking.** All vehicles must be capable of immediate movement under their own power. Vehicles not currently licensed or with expired state inspection stickers are considered inoperable, as are vehicles that have one or more flat tires. Inoperable vehicles may be towed at owner's expense. A dated notice will be placed on the vehicle for a first offense before towing. If the vehicle is not made operable or removed from the Property within three (3) days of the posting of the notice, the vehicle will be towed at the owner's expense.
- 4.03 **Boats, Watercraft, and Recreational Vehicles.** Boats, watercraft, and recreational vehicles may be parked in the common area garage so long as the vehicle fits within the Unit Owner's designated parking space. Such vehicles may not be stored in the outdoor common space parking area overnight.
- 4.04 **Snow Removal.** Outdoor common parking area shall be cleared of all vehicles for snow removal.
- 4.05 **Bikes.** Bikes shall be stored within Unit Owners garage stalls, garage storage space or designated bike racks. Bikes shall not be parked on sidewalks or blocking entry ways.

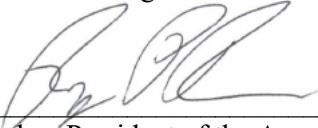
ARTICLE V – HOME SALES

- 5.01 **Real estate signs.** A Unit Owner is permitted to place one real estate sign not to exceed two feet by two feet in the front of the building near the public right of way. Signage may remain only during time the property is available for purchase through the date of closing. This does not preclude the Declarant from placing additional real estate and marketing signs upon Units or Common Property as needed to complete development of the Plat.
- 5.02 **Payment of Assessments.** Unit Owner shall make payment on due and owing Association assessments and may obtain a certificate of payment from the Association prior to closing. Requests for a certificate of payment shall be requested at least 10 days prior to closing.
- 5.03 **Disclosures.** Unit Owners shall provide new owners with a copy of the current Declaration, Articles, Bylaws and Rules and Regulations. Unit Owners shall notify the Association of the closing date and name of the new owner along with new address for purposes of Association notices.

ARTICLE VI - ENFORCEMENT

- 6.01 In addition to all other remedies available to the Association or to Unit Owners under the Declaration, Bylaws or other applicable law, the Association shall have the right, following delivery of notice of a violation and expiration of any cure period that may be required under the Declaration, Bylaws, or these Rules and Regulations to impose a fine against the offending Unit Owner according to the following schedule:
- a. First offense within a twelve-month period: written notice
 - b. Second offense within a twelve-month period: \$100.00
 - c. Third offense within a eighteen-month period: \$200.00
- 6.02 Fines shall be paid immediately to the Association. Any fine not paid within ten days after the billing therefore by the Association shall accrue a late charge in the amount of \$25.00 for every month the fine is not paid. The Association has the right to collect unpaid fines as a Special Assessment against the Unit Owner.

These Rules and Regulations are signed and promulgated this 27th day of August, 2025.



Ryan Radue, President of the Association