



MEADOW
CROSSING

TWINHOMES

NEW RICHMOND, WI

Association Rules and Regulations

September 2023

Contact Bordertown Realty at 715.386.6000 to speak with the
Meadow Crossing Twinhome Association Manager

NOTE: Declarant reserves the right to make amendments
at any time to these Rules and Regulations

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Association living may be a new experience for many residents of Meadow Crossing Twinhomes. It is the goal of the Association to provide the necessary guidance to assure total enjoyment of the property by all residents. The Rules and Regulations are not intended to place impossible restrictions on residents but they do include certain guidelines and controls which must be observed for everyone's benefit and quiet enjoyment.

General Guidelines

1. Outdoor Decorations & Modifications

- a) The patio/deck areas may not be used for storage areas. Container planting is encouraged. No storage of any kind outside of your unit or garage.
- b) Shades or awnings (except as those approved by the Board), tents/screen houses, or gazebos are not allowed.
- c) Clothesline, clothes poles/racks are not to be used by for drying towels, rugs, etc. Retractable clotheslines are allowed.
- d) Only one (1) "FOR SALE" sign by a realty company or owner will be permitted. The sign cannot exceed five (5) square feet. An "Open House" sign may be displayed on the day and during the hours of Open House only.
- e) Posting of various other types of signs on or about the grounds is not permitted, except when necessary to announce a party, sale or other one-day event. The signs should be attractive and be removed immediately after the announced event is completed.
- f) Tiki torches, Chinese lanterns, Christmas lights, etc., are attractive only for specific occasions, and should be removed in a timely manner. Christmas lights and decorations may be displayed from Nov. 21 to Jan 31. Christmas trees cannot be left outside after being taken down. Lawn ornaments are not permitted unless approved by the Board. Wind chimes: you must receive permission from neighbors on both sides before hanging.
- g) Mailboxes are part of the common grounds and no additions or alterations are permitted. Newspaper type boxes are not allowed on grounds.
- h) Garbage/recycle receptacles may be placed at the end of the driveway after 6 pm the night before service. Garbage/recycling bins must be returned to and stored in the garage 48 hours after pickup day service.
- i) Snow removal and grounds care responsibilities (See Appendix A)

2. Animals

- a) Small, domesticated common house pets such as dogs, cats, fish or birds ("permitted pets") may be kept by an Owner or Occupant in his/her Unit, subject to these Rules and Regulations. No other animals may be kept anywhere on the Property. Birds, fish and other small household pets (other than dogs and cats) shall be kept in appropriate cages or tanks within the Owner's Unit.
- b) A maximum of one dog or two dogs provided their aggregate combined weight does not exceed 75 pounds, or two cats, or one of each, may be kept in any Unit.

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- c) A pet must be housed and maintained exclusively within the Owner's Unit, except when under the direct control of the Owner or other handler. Outdoor pet houses, shelters or enclosures of any type are prohibited. No pet may be left unattended outdoors or in the garage.
- d) Tethered or unattended pets are not permitted on the common grounds. While outside the home, all pets must be leashed or properly controlled in accordance with the City of New Richmond Leash Laws.
- e) Owners are responsible to pay for any damage to the Property caused by their pet, and are obligated to hold harmless and indemnify the Association, and its officers and directors, against any loss, claims or liability arising out of any act of the pet.
- f) Pet waste left on the Property must be immediately disposed of by the pet owner or other handler. A method to pick up this waste shall be carried at all times when walking pets. Whenever lawn, tree or property damage can be reasonably found to be caused by a particular dog or other pet, the Association will so notify the pet owner and require the owner to pay for the damage.
- g) Any repeated or prolonged disturbance by a pet, such as noise, odor, waste or threatening or nuisance activity, will be cause for imposition of a fine on the pet's owner and/or the removal of the offending pet from the Property. Decisions concerning the removal of a pet may, upon written petition of the pet's owner, be appealed to a vote of the other Owners at a meeting of the Association; provided, that the pet's owner must pay the cost of calling and holding the meeting.
- h) No rules shall be imposed which unduly restrict the keeping of a qualified "service animal" for a handicapped person in violation of any applicable state or federal statutes, regulations or rules.

3. Use of Decks and Porches

- a) Decks and porches are intended for the quiet use and enjoyment of the Owners and Occupants of the Units to which they are allocated. Loud or otherwise disturbing activities on decks and porches are prohibited.
- b) Decks and porches are intended for personal recreational use, and may not be used for storage or other purposes, except that seasonal furniture and seasonal plants may be kept on decks or porches in season.
- c) The use and storage of barbecue grills are prohibited within ten feet of any structure to reduce the fire hazard.
- d) Routine maintenance of each deck and porch is the responsibility of the Owners and Occupants of the Unit which is served by the deck or porch.

4. Garage and Parking Guidelines

- a) All vehicles must be parked in garage or driveway. All roads must be kept clear so that emergency vehicles have easy access. Vehicles in violation are subject to towing at owner's expense. In no case should residents or their guests block access of other

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residents to their driveways. Homeowners/tenants are encouraged to park in their garages and driveways and not affect the ingress or egress of other vehicles.

- b) Travel trailers, pickup campers or coaches, motorized dwellings, trailers, snowmobiles, fish house, ATV's, boats and other watercraft and their trailers shall not be used on a Unit for living, sleeping or housekeeping purposes nor shall such equipment or vehicles be parked on any Unit or street for a period longer than forty-eight (48) consecutive hours in any single week
- c) No abandoned vehicle (any automobile, van, motorcycle, or other motorized vehicle parked in the same location without use for more than seventy-two (72) consecutive hours) shall be parked on any Unit or street.
- d) Automobile maintenance, repair, or restoration on any vehicle on the property can be performed for an Owner's own vehicles and then only (i) within the Owner's garage or (ii) for emergency repairs.
- e) Commercial vehicles shall not be parked or stored on the Property, except (i) one van or pick-up truck currently and regularly used in the Owner's or Occupant's occupation, or (ii) within a garage, or (iii) on a temporary basis in connection with construction work on a Unit or deliveries.
- f) Parking in front of mailboxes is not permitted. The USPS will not deliver mail if there is anything obstructing the mailboxes.
- g) No vehicles should be parked in such a way as to interfere with snow removal.
- h) Snowmobiles, mini-bikes, go-carts, etc. shall not be operated on common area or grounds.
- i) All driveways, walkways and sidewalks are to be kept free of obstructions of any kind that would constitute an obstacle or hazard.

Association Policy Guidelines

1. Dues. Monthly dues payments (assessments) will be billed to the individual homeowner and are due and payable on or before the 1st of each month. A late charge of \$20 will be imposed for each past due Assessment and interest imposed at the highest interest rate permitted by law accruing beginning on the first day of the month after the Assessment or installment was due.
2. Leasing of Units. Leasing of Units is allowed, subject to the following conditions:
 - a) No Unit shall be leased for transient or hotel purposes
 - b) No Unit may be subleased
 - c) A Dwelling must be leased in its entirety (not by room) unless simultaneously occupied by the Owner.
 - d) The lease shall be in writing and provide that it is subject to the Governing Documents and the Rules and Regulations and that any failure of the lessee to comply with the terms of such documents shall be a default under the lease

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- e) Owners must inform the Association, with written notice to the Board whenever they lease/rent their unit. Information is to be supplied to the Board no later than the commencement of the lease. This must include:
 - I. A copy of the rental/lease agreement.
 - II. The name and phone number of the renter and all occupants of the home.
 - III. The term of the rental agreement.
 - f) Owners shall have a continuing obligation to advise the Association in writing of any changes in the foregoing information.
 - g) It is the owner's responsibility to handle all maintenance and repairs to the unit that are not the responsibility of the Association, and to make sure the renter understands that all matters regarding maintenance and repair of the unit are to be handled with the owner and NOT the Association.
 - h) It is the owner's responsibility to supply a copy of the rules and regulations to the renter, and the owner is to ensure that the renter and occupants comply with all of the rules and regulations.
 - i) The Board will bring to the attention of the owner of a unit any violation of the rules and regulations or governing documents of the Board by a renter/occupant or their guests. Upon notification from the Board, the Board will enforce its rules and regulations.
3. Business Use. No business, trade occupation, or profession of any kind, whether carried on for profit or otherwise, shall be conducted, maintained, or permitted in any Unit or the Common Elements, except: An Owner or Occupant may maintain a home occupation in such Owner or Occupant's Dwelling; provided, that such use (i) is incidental to the residential use; (ii) does not involve physical alteration of the Dwelling or Unit visible from the exterior; (iii) is in compliance with all governmental laws, ordinances, and regulations; (iv) does not involve observable business activity such as signs, advertising displays, unusual numbers of deliveries, or unusual levels of pedestrian or vehicular traffic; (v) does not involve employees, and (vi) does not otherwise involve activity which disturbs the quiet enjoyment of the Property by other Owners or Occupants.
4. Sale of Units. Any owner contemplating the sale of a unit must inform the Board of such intent the unit is offered for sale. The Board will, upon request in writing, provide Association documents, a statement of unpaid Association fees or assessments, and other information, as required by the governing documents. A reasonable charge will be made for the issuance of such. Within thirty (30) days after the purchase of a unit, the new owner must register with the Board, in writing.
5. Disturbances. All Owners and Occupants and their guests shall have a right of quiet enjoyment in the respective Units. The Property shall be occupied and used in such a manner as will not cause a nuisance, nor unduly restrict, interfere with or impede the use and quiet enjoyment of the Property by other Owners and Occupants and their guests.

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6. Compliance with Rules and Regulations. Each Owner and Occupant is responsible for full compliance of the Rules and Regulations by all family persons, guests, visitors, lessees, and other persons during the time they are upon or using the property. By acceptance of the title to a Unit, or by the occupancy of a Unit, each Owner and Occupant agrees to hold the Association harmless and indemnify it from and against any liabilities, loss or damage incurred by the Association as a result of any violations by the foregoing persons.
7. Notice to Members. The Board will provide reasonable notice of any changes in these rules and regulations to the members of the Association.

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Meadow Crossing Twinhomes Association

Appendix A - Snow Removal and Grounds Care Responsibilities

The following table lists Homeowners' responsibilities for snow removal and grounds care. The Association may provide additional services at the sole discretion of the Board.

I. SNOW REMOVAL

Homeowner Responsibility
Snow removal for less than 2-inch accumulations
Clearing any snow remaining after the final plowing due to parked cars
Snow removal from rear patios, decks and roofs
Deicing or sanding to reduce ice accumulation on drives, steps, walkways, curbs, garage aprons and other paved areas
Removal of ice build-up on the front steps or decks at the front of any unit caused by snow melting and dripping off the roof
Report any damages caused by snow removal service to Board immediately

II. SUMMER GROUNDS CARE

Homeowner Responsibility
Maintenance of gardens and landscaping
Maintenance, repair, and replacement of mulch beds
Maintenance, repair, and replacement of trees and shrubs. Includes pruning, trimming, removal of dead trees, shrubs, & debris.
Dethatching, aerating, re-seeding, pest control and repair of lawn

The following snow removal and grounds care services are provided by the Association's lawn/snow removal contractor per the contract:

I. SNOW REMOVAL SERVICES

Type of Service	Included in Monthly Fee	Minimum Trigger Indicators	When Service is to be Provided By?	
Snow plowing	Complete snow plowing of driveways	2 inches	Within 24 hours after snow stops	
	Complete snow plowing of driveways	6 inches	Within 36 hours	
	Touch up plowing (push back snow piles & clear missed areas)	2 inches	Within 48 hours	
	Snow shoveling by either hand or power method, to be completed on all garage aprons, walkways and to the front stoop of each unit All mailboxes will be shoveled around as to be accessible for residents and letter carriers Fire hydrants will be kept clear from piled snow	2 inches	Within 24 hours	
	Snow shoveling by either hand or power method, to be completed on all garage aprons, walkways and to the front stoop of each unit All mailboxes will be shoveled around as to be accessible for residents and letter carriers Fire hydrants will be kept clear from piled snow	6 inches	Within 42 hours	
	Snow shoveling by either hand or power method, to be completed on all garage aprons, walkways and to the front stoop of each unit Fire hydrants will be kept clear from piled snow	12 inches	Best efforts	
	Snow shoveling by either hand or power method, to be completed on all garage aprons, walkways and to the front stoop of each unit	Wind chill temperatures of -25 Fahrenheit	When safer conditions exist	
	Inspection for damage	Contractor is to inspect complex and report damages caused by snow plowing		By May 15

II. **SUMMER GROUNDS CARE SERVICES**

Type of Service	Included in Monthly Fee	When Service is to be Provided By?
Spring Cleanup	Spring clean-up to include the following activities: a) Vacuum the entire turf (sodded) area of the community b) Hand rake around buildings and obstacles as required c) Hand rake, blow or remove as appropriate, leaves and debris from flower or shrub beds, landscape fronts or deck areas. d) Remove debris and leaves from development. e) Remove from wild areas of foreign materials, paper refuse, etc.	Once - before May 15
Mowing	Mowing to include the following activities: a) Spot mow as required during periods of drought or dormancy causing uneven growth. b) A cutting height of approximately 3 inches. c) Avoid, if possible, clippings against units or into landscape areas. d) Using the proper application of equipment to difficult areas preventing excessive scalping. e) Grounds will be policed for debris during scheduled mowing f) <u>No mowing in rain.</u>	Once a week contingent upon weather conditions
Inspection	Inspecting for lawn and landscaping damage	Throughout season
Trimming	Trimming of grass around buildings, plantings, light poles, and other obstructions to assure a manicured appearance. Contractor to be responsible for any excessive damage to trees and shrubs that are properly protected from the lawn equipment.	Weekly
Fertilization	Fertilization is to be applied to turf areas.	3 annually
Weed Control	Spraying for crab grass pre-emergent	1 time with 1st fertilization
	Spraying for lawn weeds	2/season
Sidewalk/Driveway Maintenance	Clean up edging of all walks and curbs within the development with weed eater	2/season
	Walks, steps and patios to be blown or swept after mowing to include excessive amounts on driveway areas and remove debris, grass, berries, etc.	As required
Fall Clean-up	Fall clean-up to include the following activities: a) Raking of leaves and debris as required around buildings and obstructions. b) Last mowing in fall to be cut a 2.5 inches and clippings collected by catching or power sweeping. c) Removal of debris and leaves from the development. d) Removal from wild area of all foreign materials; i.e., paper, refuse, etc.	Once before Oct. 31, conditioned upon weather