

RULES AND REGULATIONS MAPLEWOOD RESORT CONDOMINIUM

1) **Signs:** No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed to the inside window of any Building so as to show to the outside, without the prior written consent of the Association. Each unit may have one sign identifying the unit name (existing) and one sign indentifying unit owner's name (optional). These signs must be identical in size and design for the entire condominium.

2) **Exterior Modification:** No Unit Owner shall install any awning, antenna, flag pole or other projection, nor make any change in the exterior appearance of the Unit, without the prior written consent of the Association, which consent shall be given only after due consideration of the effect on the property as a whole and the individual Units in particular.

3) **Fences and Shrubbery:** No Unit Owner may plant any shrubbery or trees outside of the Limited Common Element (Buffer Zone) surrounding said unit without the consent of the Association. No trees or shrubbery located in Common Elements may be planted, damaged, removed, or destroyed except by action of the Association.

4) **Animals and Pets:** No animals, livestock, or poultry of any kind shall be kept or maintained on the property, except domestic house pets. However, no animal shall be kept for breeding, sale, boarding or any commercial purpose whatsoever. The owners of such pets shall exercise reasonable and diligent care with the pet so as not to annoy other Unit Owners or occupants. All dogs shall at all times be leashed, or tied and attended while on the condominium. No pens, kennels or doghouses shall be permitted outside of any Unit. Renters shall follow the same rules for pets. Unit owners and guests are allowed to have their dogs, cats or other domestic pets in their condominium. Any pet owner shall pick up and dispose of their pet's feces in an area to be designated by the Declarants. If any pet is found to be objectionable in the sole discretion of the Board of Directors, said pet shall be removed from the condominium property. Any inconvenience or damage caused by pets shall be the immediate responsibility of the respective owners thereof.

5) **Weapons and Hunting:** No rifle, shotgun, crossbow, bow and arrow, air rifle, slingshot, nor any type of weapon whatsoever shall be discharged or operated on the property, nor shall any person engage in hunting or trapping on the property. All weapons shall be encased while carried or otherwise transported on the Common Elements.

6) **Trash Disposal:** No Unit Owner shall allow trash, rubbish, or garbage to accumulate anywhere on the Common Elements. Each Unit Owner shall store all such material in sanitary, covered containers, hidden from view to the greatest extent practicable. No unit owner may dispose of construction debris or materials at the trash facilities on site.



Any Unit Owner who engages in construction at a unit must provide a construction dumpster at said owners cost at the designated trash facility site.

7) **Nuisances:** In accordance with the uses of the Property permitted in the Declaration, no Unit Owner shall make or permit any disturbing noises in any Building by himself, his family, employees, agents, and visitors, nor do or permit anything by such persons that will interfere with the rights, comforts, convenience and enjoyment of other Unit Owners. No other nuisances shall be allowed upon the property, nor any use or practice that is the source of unreasonable annoyance to residents which interferes with the peaceful possession and proper use of the Property by its residents. All Units and Limited Common Elements shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owners shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance upon the Property.

8) **Electronic Devices:** In order to assure the comfort of all owners, the playing of phonographs, radios, television sets and musical instruments shall not exceed a reasonable volume at any time and shall be kept at a volume that cannot be heard outside the Unit in which located between the hours of 11:00 p.m. and the following 8:00 a.m.

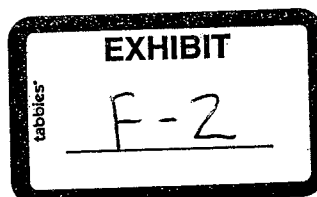
9) **Vehicle and Boat Parking and Storage:** Unit Owners will at all times use the parking areas designated for their individual Unit. No camping trailers, travel trailers, or other recreational vehicles may be parked or stored on the premises, unless in an area designated by the Association. Units having visitors driving or towing such vehicles shall have them parked in an area to be designated by the Association. No wrecked or disabled vehicles may be parked anywhere on the premises at any time.

10) **Inhabitable Vehicles:** No recreational vehicles, tents, campers, travel trailers, vans, or similar inhabitable vehicles, whether owned by a Unit Owner, his family, employees, agents, or visitors, shall be used for human habitation or overnight accommodation while parked on any Common Element or Limited Common Element.

11) **Campfires:** Open campfires shall be permitted on the Property only during times of low fire risk and only in areas designated by the Association.

12) **Storage:** All personal property of the Unit Owners shall be stored in the Condominium Units or in the garage units on site. Other than lawn furniture and barbecue grills, no personal property shall be stored outside the Units and open to view.

13) **Beach Use:** The use of the beach area is limited to Unit Owners and their guests or tenants. All bathers are required to observe the following regulations in order to insure the comfort and safety of all concerned.



- a) Children under eight (8) years of age are not permitted in the beach area unless accompanied by an adult supervisor.
- b) The beach is not guarded and all users of the beach area do so at their own risk.
- c) No glass bottles, jars, or other breakable items are allowed in the beach area, and each person shall be careful not to drop any aluminum can pull tabs in the beach area.
- d) No persons shall leave lawn chairs, swimming equipment, toys, or other personal property on the beach when not actually being used.

14) **General:** All persons on the premises, whether as a Unit Owner or visitor, shall use care and consideration for the rights and privacy of the occupants of other Units.

15) **Emergency:** The Unit Owner shall provide a master key to its Unit to the management firm so that, in the event of an emergency or evidence of damage to Common Elements coming from a Unit, the firm may enter the Unit to rectify the emergency or damaging condition.

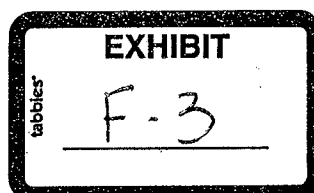
16) **Fireworks:** Use of fireworks at the condominium is strictly prohibited.

17) **Roads:** The roadways located on the condominium property shall not be obstructed or used for any other purpose than for ingress to and egress from the units.

18) **Noise:** No owner or occupant shall make or permit any disturbing noises to be made on the common areas and facilities or in his unit by himself, his family, friends, tenants, servants or other invitees; nor do or permit anything to be done by such persons that would interfere with the rights, comforts or convenience of other owners or occupants. In order to promote pleasant and harmonious living in the condominium, a "quiet time" is established between 11:30 p.m. and 8:00 a.m. During said time, any noise on the common elements or within the units that would disturb other occupants is strictly prohibited.

19) **Damage to Common Elements:** All damage to the common elements and facilities caused by moving and/or carrying of articles therein or thereon shall be paid for by the owner or person in charge of such articles.

20) **Parking:** No vehicle belonging to an owner or to a member of his family or guest, subtenant or employee of an owner shall be parked in such a manner so as to impede or prevent access to another owner's unit.



21) **Speed Limit:** A 10 mph speed limit will be observed on all roadways in the condominium.

22) **ATV's and Snowmobiles:** All-terrain vehicles may be operated on the roadways of the condominium only for a purpose of access to a unit and for ingress to and egress from the condominium property. Snowmobiles may be used only on plowed areas designated for their use.

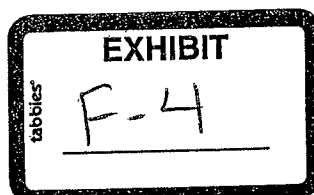
23) **Exterior Color Of Units:** The exterior portions of units, including trim, shall be painted only in existing colors unless a change is permitted in writing by the Association.

24) **Docks:** No docks or piers may be constructed or maintained without the consent of the Board of Directors of the Association. The Board of Directors may establish rules from time to time pertaining to docks and piers. Although piers and docks are common elements, piers and docks will be used solely by an individual unit owner as designated by Declarant or the Board of Directors.

25) **Boatlifts/Shore Stations:** If a unit owner makes the unit available for rental then that unit owner may not keep a boatlift/shore station at the units' designated berthing space. If a unit is not made available for rental, then a boatlift/shore station may be installed at that unit's berthing space. Any boatlifts/shore stations installed must comply with all applicable ordinances including specifically the Oneida County Pier Ordinance.

26) **Board of Directors Right to Revise Rules:** The Board of Directors or Declarant reserve the right to make such rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the occupants thereof.

27) **Construction:** No exterior construction of new buildings or exterior remodeling or reconstruction of existing buildings shall take place between Memorial weekend and October 1st of each year. This prohibition is adopted to preserve the place and tranquility of the summer season for owners and guests.



These rules and regulations have been promulgated by the Declarant in the mutual interests of all Unit Owners and may be modified in accordance with the Bylaws in the future.

These rules and regulations were adopted this 20TH day of JUNE, 2001, by the Declarant.

MAPLEWOODS CONDOMINIUMS, LLC., Acting as Declarant on behalf of the The Maplewood Resort Condominiums Owners Association, Inc.

BY: William D. Brandenburg
WILLIAM D. BRANDENBURG, Member

BY: Dawn M. Brandenburg
DAWN M. BRANDENBURG, Member

STATE OF WISCONSIN)
ONEIDA COUNTY) ss.

Personally came before me this 20TH day of JUNE, 2001, the above-named WILLIAM D. BRANDENBURG AND DAWN M. BRANDENBURG, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Julie A. Mager
JULIE A. MAGER
Notary Public, State of Wisconsin
My commission expires: 11/11/01

