

**APPROVED (REVISED) AMENDMENTS –RULES & REGULATIONS**

**HICKORY MEADOWS CONDOMINIUM ASSOCIATION**

Dear Unit Owner:

The following are the approved changes to the Rules and Regulations of the Hickory Meadows Condominium Association. These amendments are effective as of **July 7, 2005**. Please place this document with your condominium association condominium documents. Some grammatical revisions have been made. Please disregard the first mailing of these.

**ARTICLE XI-RULES AND REGULATIONS**

**SECTION 1 – IN BYLAWS.**

- B. No more than two (2) pets may be kept in any Unit. The total weight of all pets may not exceed ninety - five (95) pounds. Exceptions may be granted by the Board of Directors for animals that have been specially trained and are being used to assist disabled individuals. All pets must be kept completely within the Units and no outdoor houses, kennels or other pet enclosures are permitted. The Board or its designated representative may require any pet causing a nuisance to be removed from the Property temporarily or permanently. While walking your pet, they must remain leashed at all times and waste must be picked up immediately. In your yard, a pet may be off leash as long as the pet remains under control and does not stray into another Unit Owner's yard at any time. Unit owners shall keep their yard free of pet waste every day of every other day to maintain healthy grass in the yard and prevent problems with lawn maintenance. Should a Unit owner fail to remove waste, a Unit owner will be notified in writing of termination of lawn maintenance rights as well as a \$50.00 fine if the problem is not resolve with 30 days. On failure of Unit owner to pick up pet waste at a Sixty (60) day mark there will be a \$100.00 fine imposed and the Board of Directors shall take appropriate measures allowable by the law. Certain dogs are not allowed within the Association premises: Pit bull, Rottweiler, Doberman, Chow, Akita, Wolf and any mix thereof. Certain kinds of pets are not allowed within the Association premises: no snakes, no alligators, no spiders and no other wild exotic animals.
- C. Trash and recycling containers must be kept inside the unit (including garage) except on collection day. All trash containers must have lids that click in some way to prevent animals from opening the containers. Trash and recycling may not be put out for collection prior to 12:00 p.m. on day prior to collection, and all containers must be returned to the interior of the building (garage) no later than 12 hours after day of collection per the City of Sun Prairie Ordinance. Unit owners may use garbage bags if tightly sealed and placed at curb day of collection. Unit owner is responsible for clean up should a bag rip open.

- G. No wind powered electric generator, exterior television or radio antennas or dishes shall be place or maintained upon any portion of common or limited common element or attached to any building without prior written approval of the Condominium Association. Satellite dish must be attached to deck only (not on roof or siding) and must not be any larger than 18” in diameter.
  
- M. Unit owners are prohibited from having gas or charcoal grills on deck. Gas grills or the propane tank may be stored separately in garage. Charcoal grills may be stored in garage and must be placed 10’ feet from structure when in use. This is per City of Sun Prairie ordinances.