

Document No.	DECLARATION OF CONDOMINIUM FOR 1961 ARGONNE 1325 BROOKWOOD CONDOMINIUM
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CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
11/26/2025 11:09 AM
REC FEE: 30.00
TRANS FEE:
EXEMPT #

PAGES: 14

Return to:
Andre Law Offices, LLC
400 Security Blvd. Ste. 2
Green Bay, WI 54313

14 VS

VA-460-H-13

Parcel Identification Number

Prepared by:
Deron J. Andre
Andre Law Offices, LLC

DECLARATION OF CONDOMINIUM FOR
1961 ARGONNE 1325 BROOKWOOD CONDOMINIUM

This Declaration is made pursuant to the Condominium Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 17th day of November 2025 by Darren Stock and Dana Stock, 1749 S. Oneida Street, Green Bay, WI 54304 (collectively the "Declarants"),

1) STATEMENT OF DECLARATION

The purpose of this Declaration is to submit the lands hereinafter described and the improvements thereon which are hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration. The property, buildings and improvements shall be a "Small Condominium", as that term is defined in the Act. The rights and obligations of the parties named as "Declarants" may be assigned pursuant to Section 703.09(4) of the Wisconsin Statutes.

2) LEGAL DESCRIPTION

The real estate subject to the provisions of this Declaration ("the Property") is described as follows:

ALL OF LOT 13, MEACHAM'S BROOKWOOD, RECORDED IN VOLUME 18, PAGE 88 OF PLATS, AS DOCUMENT NUMBER 1137527, BEING A PART OF PRIVATE CLAIM NO. 14, WEST SIDE OF THE FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

3) NAME

The aforesaid real estate and building and improvements thereon shall be known as 1961 Argonne 1325 Brookwood Condominium.

4) DESCRIPTION AND LOCATION OF BUILDINGS

There is one (1) main building (duplex) on the real estate described above which building contains two (2) Units. The building is a one-story building with basements and is constructed principally of wood and masonry components with a roof covered with composite roofing shingles. The building is located on real estate as indicated in the Condominium Plat marked Exhibit A and attached hereto and made part of this Declaration.

5) DESCRIPTION OF UNITS

Unit 1 has a post office address of 1325 Brookwood Drive, Ashwaubenon, Wisconsin 54304. Unit 1 consists of a residence with a first floor of approximately 1,040 square feet, a basement of approximately 1,040 square feet, and an attached garage of approximately 429 square feet.

Unit 2 has a post office address of 1961 Argonne Street, Ashwaubenon, Wisconsin 54304. Unit 2 consists of a residence with a first floor of approximately 1,427 square feet, a basement of approximately 1,427 square feet, and an attached garage of approximately 528 square feet.

The lower boundary of each Unit shall be an imaginary horizontal plane located parallel to and 20 feet below the surface of the ground extended to the perimetrical boundaries, and the upper boundary of each Unit shall be an imaginary horizontal plane located parallel to and 40 feet above the surface of the ground extended to the perimetrical boundaries plus any roof overhangs. The parametrical boundaries of each Unit shall be the unfinished surfaces of the perimeter walls.

The following items serving or within a specific Unit shall also be part of the Unit:

- (a) All interior floor, wall, and ceiling mounted electrical fixtures and conduits and recessed junction boxes serving them;
- (b) All floor, wall, baseboard, or ceiling electrical outlets and switches and conduits and junction boxes serving them;
- (c) All plumbing fixtures and the piping, laterals, valves, and other connecting and controlling materials and devices that serve the Unit exclusively, and any joint utility meters;
- (d) The cable television, telephone, and computer outlets, if any, to the Unit, all related wiring that serves the Unit exclusively, and the junction boxes serving them;
- (e) The controls of the heating, ventilation, and air conditioning systems of the Unit, and all ducts, vents, wires, cables, or conduits designed or used in connection with such systems that serve the Unit exclusively, as well as any utility meters and external air conditioning units attached to a Unit that service that Unit exclusively;
- (f) The floors between the basement and the first story of each Unit;
- (g) All interior walls separating the rooms within the Unit, and all interior doors;
- (h) The garage door and any garage opener and/or related hardware.

6) DESCRIPTION OF COMMON ELEMENTS; PARKING

The common elements shall be all parts of the Condominium except the Units and limited common elements, including the studs of the common wall, the exterior covering of the walls, the roof of the building, and all other areas designated as common elements on the Condominium Plat attached hereto as Exhibit A. The common elements also include the sewer main and laterals and attached pipes which service more than one Unit. Repair or replacement of the roof or exterior of the building or a portion thereof shall be made upon receipt of opinions from two licensed professionals by one or both unit owners, said costs to be shared

equally between the unit owners. The exterior of the building shall be maintained and repaired to maintain a uniform appearance at all times.

7) LIMITED COMMON ELEMENTS

The limited common elements are those areas designated as limited common elements on the Condominium Plat attached hereto as Exhibit A, including the respective driveways, the concrete walks and patios, and the front, side, and back yards appurtenant to each Unit.

8) ASSOCIATION OF UNIT OWNERS

All unit owners shall be entitled and required to be a member of an association of unit owners known as The 1961 Argonne 1325 Brookwood Condominium Association (hereinafter "The Association"), which shall be responsible for carrying out the purpose of this Declaration, including the exclusive management and control of the common area and facilities. The Association may be incorporated as a non-profit corporation under the laws of the State of Wisconsin, but this shall not be required. Each unit owner shall abide by and be subject to all the rules, regulation, duties and obligations of this Declaration and the Bylaws and any Rules and Regulations of the Association. Membership and voting rights shall be set forth in the Bylaws of The Association.

9) ENTRY FOR REPAIRS

The Association may enter the Units at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities and for any other matters for which the Association is responsible. Whenever possible and except for emergencies, such entry shall be made with no less than 12 hours' prior notice to the owners and with as little inconvenience to the owners as practical, and any damage cause thereby shall be repaired by the Association and treated as a common expense.

10) MAINTENANCE

The Unit owners shall be responsible for repair, maintenance, or replacement of their individual Units. Said units shall be repaired at the cost of each individual Unit owner and they shall keep their Units in good repair subject only to normal wear and tear. All limited common elements of each unit shall be repaired, maintained, and replaced by the owner of the Unit(s) benefiting from said limited common element, including but not limited to snow and ice removal and abatement. All common elements shall be maintained at the expense of the Unit owners consistent with each of their respective Percentage Interests, i.e. each Unit owner shall be responsible for 50% of the cost of such maintenance. This includes maintenance and painting or staining of the wood plank fence. However, to the extent that any cleaning, maintenance, repair, or replacement of all or any part of any common element is required as the result of the negligent, reckless, or intentional act or omission of any Unit Owner or occupant of a Unit, or any employee, guest, contractor, agent or invitee of a Unit Owner, the Unit Owner that

committed the act or omission, or is responsible for the individual committing such act or omission, shall pay the cost of such cleaning, maintenance, repair, or replacement.

11) DESTRUCTION AND RECONSTRUCTION

In the event of the total destruction of a building it shall be determined by agreement of both unit owners within that building whether to rebuild, repair, restore, or sell the property. If damage is only to one (1) Unit and such damage does not affect the other Units or the Common Elements the damaged Unit shall be repaired by the owner of the damaged Unit.

12) RESIDENTIAL PURPOSES

Subject to the exceptions described below, the Units are intended for and restricted exclusively to use as single family residences. No commercial activity is permitted in or about the Condominium or any Unit except to the extent that the same is permitted in residences under the applicable zoning code. Notwithstanding the foregoing, to the extent permitted by all applicable laws, codes, and ordinances, Units may be leased as permitted under this Declaration and the Bylaws. All leases for a Unit shall be in writing, for a term of no less than six (6) months, and all leases shall include a provision advising the Tenant that they are leasing a condominium unit and must abide by this Declaration and the Bylaws. In addition, the Declarants shall be permitted to use Units owned by the Declarants as models for sale and leasing activities, and the Declarants reserve the right to erect signs or other entryway features at the entrances of the Condominium (such as "For Sale" signs) and to erect appropriate signage within the Units and elsewhere related to the sale or leasing of Units.

13) RIGHTS RESERVED BY THE DECLARANTS

Notwithstanding anything to the contrary in this Declaration, the Bylaws, or the Rules and Regulations, the Declarants reserve the right to (a) conduct promotional and sales activities in or about the Condominium; (b) engage in remodeling work on unsold units; (c) pass through common elements to complete remodeling of unsold units; and (d) unilaterally correct errors in the Declaration.

Furthermore, and notwithstanding anything contained in this Declaration to the contrary, the Declarants shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarants. The Declarants may exercise any rights granted to, or perform any obligations imposed on, Declarants under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarants, the Declarants shall have the right to appoint and remove one of the Directors of the Association.

14) BOUNDARY ADJUSTMENTS, DIVISIONS, AND MERGERS

The Board of Directors of the Association must approve any request for a boundary adjustment between Units, or any division or merger of Units.

15) EASEMENTS

Easements are hereby declared and granted for utility purposes as said easements may exist and appear of record.

16) BINDING EFFECT

All easements and rights described herein are easements appurtenant, running with the land. All easements and rights described herein are granted and reserved to and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all Unit owners, purchasers and mortgages and their heirs, executors, administrators, successors and assigns. Acceptance of a deed by a Unit owner shall constitute an acceptance of the provision of this Declaration, the Bylaws, and other rules and regulations adopted pursuant thereto.

17) INSURANCE

The Unit Owners shall insure their respective Units, and the limited common elements appurtenant to their respective Units, including the appurtenant portion of the building and interior surfaces and all fixtures contained in said Unit as described above, through the use of homeowner's insurance policies. Such insurance shall be obtained in the name of the Unit Owner and their mortgagees as their interest may appear.

Each Unit Owner shall be required to obtain and maintain a policy of insurance which includes property damage and liability coverage in amounts acceptable to the Association and shall present written proof of the same at the request of the Association or Declarants.

The Association shall be responsible for obtaining and maintaining insurance on the common elements, with terms, conditions, and coverages approved by the Association.

All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on coinsurance or of invalidity arising from any acts of the insured and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to the Association.

18) SERVICE OF PROCESS

Service of process is to be had upon each of the respective unit owners. Service upon one individual unit owner shall be considered service upon all owners if ownership is Joint tenancy, tenancy in common or any other multiple form of ownership. The Registered Agent for service of process upon the Association while the Declarants own one or both Units is Darren Stock, 1749 S. Oneida Street, Green Bay, WI 54304. The Association shall designate a new Registered Agent for the Association within ten (10) business days after the sale of the second Unit by the Declarants.

19) PERCENTAGE OF INTEREST AND VOTES

The percentage of interest in common areas, limited common areas and facilities ("Percentage Interest") shall be as follows: Unit 1, 50%, and Unit 2, 50%. The Association shall have a voting membership consisting of all unit owners. The owner(s) of each Unit shall be entitled to one (1) vote, regardless of the number of persons or entities owning each Unit. The right and qualifications of the members are set forth in the Bylaws of the Condominium. The unit owners by unanimous consent may terminate this condominium in accordance with Section 703.28 of the Wisconsin Statutes.

20) NUMBER AND GENDER

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

21) CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference and in no way define nor limit the scope or intent of the various provisions hereof.

22) SEVERABILITY

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provisions or of any other provision hereof.

23) AMENDMENT

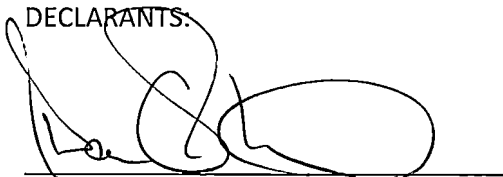
This Declaration may only be amended pursuant to the requirements of Section 703.09(4) of the Wisconsin Statutes.

24) CONFLICTS BETWEEN DOCUMENTS

If a conflict exists among any provisions of this Declaration, the Bylaws, or any Rules and Regulations of the Association, or between or among any of them, this Declaration shall be considered the controlling document, followed in order by the Bylaws and any Rules and Regulation.

IN WITNESS WHEREOF, Declarants have caused this instrument to be signed this 17th day of November 2025.

DECLARANTS:



Darren Stock



Dana Stock

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 17th day of November 2025, the above-named Darren Stock and Dana Stock, who acknowledged the foregoing document for the purposes recited therein.



Deron J. Andre
Notary Public, State of Wisconsin
My Commission is permanent.

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by the Declarant to the undersigned recorded in the office of the Register of Deeds of Brown County, Wisconsin on July 7, 2025, as Document No. 3098694, does hereby consent to all the terms and conditions of the foregoing Declaration, and agree that their interests in the Property shall be subject in all respects to the terms thereof.

Dated this 19th day of November 2025.

FOX COMMUNITIES CREDIT UNION

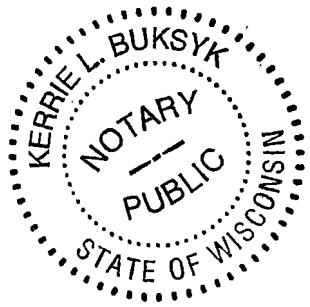
By: [Signature]

Name: JASON Behling

Title: VP of Retail Lending Operations

STATE OF WISCONSIN)
COUNTY OF Outagamie) ss.

Personally came before me this 19th day of November 2025, the above-named JASON Behling, who acknowledged the foregoing document for the purposes recited therein on behalf of the same.



[Signature]

Name: Kerrie L Buksyk
Notary Public, State of Wisconsin

My commission expires: 10.2.2028

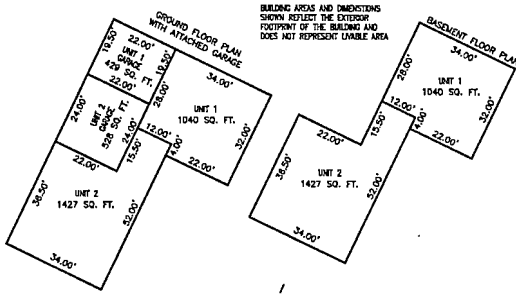
This document drafted by
and should be returned to:
Attorney Deron J. Andre
Andre Law Offices, LLC
400 Security Blvd. Ste. 2
Green Bay, WI 54313

1961 ARGONNE 1325 BROOKWOOD CONDOMINIUM

ALL OF LOT 13, MEACHAM'S BROOKWOOD, RECORDED IN VOLUME 18, PAGE 88 OF PLATS, AS DOCUMENT NUMBER 1137527, BEING A PART OF PRIVATE CLAIM NO. 14, WEST SIDE OF THE FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

NOTES

BUILDING AREAS AND DIMENSIONS SHOWN REFLECT THE EXTERIOR FOOTPRINT OF THE BUILDING AND DOES NOT REPRESENT USABLE AREA



BROWN COUNTY CERTIFICATE

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO 700.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ 2025

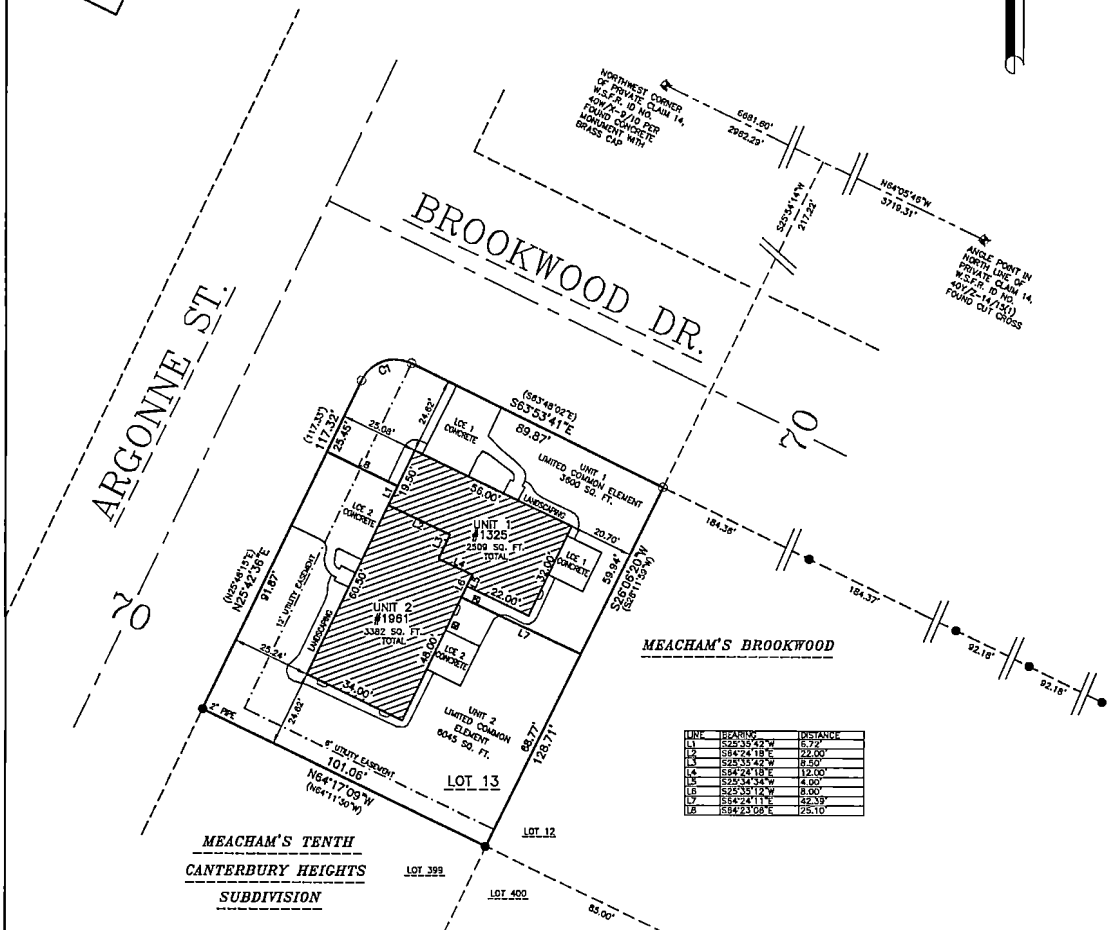
RYAN DUCKART
BROWN COUNTY PROPERTY CLERK

BROWN COUNTY TREASURER

I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOWN NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

RAYMOND SUENEN
BROWN COUNTY TREASURER

DATE

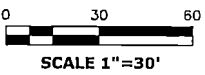


LINE	BEARING	DISTANCE
1	S84°24'18"W	15.72
2	S84°24'18"W	22.00
3	S84°24'18"W	18.00
4	S84°24'18"W	12.00
5	S84°24'18"W	4.00
6	S84°24'18"W	4.00
7	S84°24'18"W	4.00
8	S84°24'18"W	4.00
9	S84°24'18"W	4.00
10	S84°24'18"W	25.10

DECLARANT

GABRIEL STOCK, DANA STOCK
1149 S. OREGON STREET
GREEN BAY, WI 54304
DIX PARCEL NUMBER VA-480-H-13

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEAR	DELTA ANGLE	TAN-BEAR-IN	TAN-BEAR-OUT
CL	12.00	16.93	17.03	N70°34'28"W	107°23'43"	N63°53'41"W	S25°42'35"W



LEGAL DESCRIPTION

ALL OF LOT 13, MEACHAM'S BROOKWOOD, RECORDED IN VOLUME 18, PAGE 88 OF PLATS, AS DOCUMENT NUMBER 1137527, BEING A PART OF PRIVATE CLAIM NO. 14, WEST SIDE OF THE FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, HAD 83 (11) DATUM WHERE THE NORTH LINE OF PRIVATE CLAIM NO. 14, U.S.F.R. BEARS NORTH 84°02'48" WEST

THE COMMON ELEMENT IS THE AREA AND FACILITIES INCLUDED IN THE CONDOMINIUM DECLARATION, EXCEPTING THE UNITS AND THEIR LIMITED COMMON ELEMENTS

BUILDING DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND MEASURED TO THE OUTSIDE OF THE FOUNDATION WALL, THE SQUARE FOOTAGE SHOWN DOES NOT REPRESENT THE USABLE SPACE OF THE UNITS

THIS CONDOMINIUM PLAT LIES ENTIRELY WITHIN AIRPORT ZONING DISTRICT "D". THE PLANNING STRATEGIC INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT OR LAND DISTURBING ACTIVITIES WITHIN THE AIRPORT ZONING DISTRICT.

SURVEYOR'S CERTIFICATE

I, ANDREW HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED, ACCORDING TO THE OFFICIAL RECORDS, THE CONDOMINIUM DESCRIBED HEREIN AND THAT THE DRAWING SHOWN ON THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDINGS AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS DOCUMENT.

THE PROPERTY DESCRIBED IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDEFINED UNDERGROUND UTILITY EASEMENTS SUCH AS BUT NOT LIMITED TO SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TELEVISION CABLES.

DATED THIS 20TH DAY OF OCTOBER 2025

ANDREW HUNTER, PROFESSIONAL LAND SURVEYOR 9-2835-008

LEGEND

- DENOTES 1" IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- ⊕ DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WORKING NOT LESS THAN 1.18' LEGS PER LINEAL FOOT.
- () DENOTES RECORD DIMENSION WHERE IT VARIES FROM ACTUAL MEASUREMENT
- "LCE" DENOTES LIMITED COMMON ELEMENT

10/27/2025
PROJECT 619B
SHEET 1 OF 1

WISCONSIN LAND SURVEYING INC.
Professional Service You Can Trust

3652 GLEN OAKS PASS GREEN BAY, WI 54311
www.wisconsinlandsurveying.com (920)410-7744

EXHIBIT B

BYLAWS OF 1961 ARGONNE 1325 BROOKWOOD CONDOMINIUM

1. **Purpose.** Pursuant to the Wisconsin Statutes relating to small condominiums and the condominium declaration for 1961 Argonne 1325 Blackwood Condominium recorded in the Office of the Register of Deeds for Brown County, Wisconsin (hereinafter called the "Declaration"), by Darren Stock and Dana Stock (hereinafter referred to as the "Declarants"), the following are adopted as the By-laws of 1961 ARGONNE 1325 BROOKWOOD CONDOMINIUM. These By-laws shall be deemed covenants running with the land and shall be binding on the Unit Owners, their heirs, administrators, personal representatives, successors, and assigns and shall govern the use, occupancy, operations, and administration of the Condominium.

2. **Administration.** All aspects of the management, operation, and duties of the Association of Unit Owners shall be delegated to the Board of Directors. The Board of Directors shall be composed of one representative from each Unit, chosen by and from among the owners of that Unit. The Board of Directors shall meet at least annually, with all meetings held at a place in Brown County unless the Directors agree otherwise in writing. Directors may also participate in meetings by phone or by Zoom or other similar web-based platforms.

The order of business at all meetings of the Board of Directors shall be as follows:

- (a) Calling the meeting to order
- (b) Calling the roll of Directors and certifying the proxies.
- (c) Proof of notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes.
- (g) Unfinished business.
- (h) New business.
- (i) Adjournment.

3. **Notice.** Notice of meetings of the Board of Directors shall be given in a manner best calculated to assure that actual notice is received by the owners of the Units. Personal service of said notices upon a Unit Owner, or the mailing of said notices to the last known address of the owners of a Unit or the address for the real estate tax bill shall be acceptable.

4. **Finances and Budgets.** The fiscal year of the Association shall begin on the first day of January and end on the last day of December. The Board may adopt an annual operating budget for the association, effective for the corresponding fiscal year. The Board may also maintain a statutory reserve account under Sec. 703.163 of the Wisconsin Statutes, and funds held in such account may only be withdrawn for the purpose of repairing or replacing common elements, or other routine maintenance or for such other purposes as permitted under Sec. 703.165.

5. **Enforcement of Condominium Documents.** It shall be the responsibility of each Unit Owner to see that the occupants and tenants of the Unit owned by such Unit Owner, and the employees, agents, representatives, invitees, and guests of such Unit Owner, occupants, and tenants, abide by the provisions

of the Declaration, Bylaws, Condominium Ownership Act, all rules and regulations adopted by the Board of Directors, and any decisions made by the Board of Directors. Unit Owners shall have the right and standing to enforce the same in the event the Owner(s) of another Unit fail to comply.

6. **Rules and Regulations.** The Units, the Common Elements, and the Limited Common Elements shall be occupied and governed by rules and regulations established by these By-laws, as the same may be amended by the Unit Owners. These Rules and Regulations apply to and shall be complied with by all Unit Owners and their tenants, employees, guests, and invitees.

(a) **Use.** No unit owner shall occupy or use the Unit, the Common Elements, or the Limited Common Elements appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than a residential purposes or in any other manner inconsistent with the local zoning ordinances. Units may be leased but only in accordance with the conditions specified in the Declaration and the Bylaws.

(b) **Obstructions.** There shall be no obstruction of the Common Elements or Limited Common Elements.

(c) **Utility Lines.** Each Unit Owner shall be responsible for repairing any damage to his or her Units occurring as a result of leaks or damages or other occurrences to the sewer, water, or gas lines servicing only his or her Unit. If damage to a Unit is caused by the sewer, water or gas line from the other Unit, the Owner of the other Unit shall be responsible for the cost to repair said damage.

(d) **Limited Common Elements.** All walks, drives, and patios open to public view shall be kept in a neat and orderly condition. No personal property shall be stored on the same, except for vehicles parked in the driveways.

(e) **Unit Maintenance.** All Unit Owners shall promptly perform or shall have promptly performed all maintenance and repair work within their own Unit which would adversely affect the other Unit, the Common Elements, or the Limited Common Elements. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may cause. Each Unit Owner shall also be responsible for maintaining the Limited Common Elements appurtenant to their respective Units.

(f) **Nuisances.** No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all local, state, and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage.

(g) **Winter Heating.** Whether occupied or vacant, all Units shall be heated to at least 60 degrees Fahrenheit during the winter months.

(h) **Snow Removal.** Each Unit Owner shall be responsible for snow and ice removal from the Limited Common Elements appurtenant to their Unit (the driveway and any walkways or steps/stoop appurtenant to their Unit).

(i) **Leasing of Units.** Units may be leased to third parties but the Unit Owner must provide copies of the Declaration and By-laws to the tenant(s) and all leases must be in writing and contain a provision whereby the tenant(s) agree to abide by all terms and conditions of the Declaration, Bylaws, and any rules and regulations adopted by the Board of Directors.

(j) **Laundry.** No laundry is to be hung in windows or anywhere else outside of a Unit for any reason.

(k) **Window Coverings.** Occupants of Units will have 30 days following their move in to install appropriate window coverings. Interior window coverings (i.e., drapes, blinds, shades, etc.) visible from the Unit's exterior shall be in good condition and not detract from the appearance of the property. Blinds that are bent, broken, or otherwise in poor condition, reflective foil window coverings, and cracked, wrinkled, or poorly installed window films are not permitted.

(l) **Animals.** Unit Owners who reside in their Unit shall be allowed to keep two (2) dogs per Unit **or** two (2) cats per Unit **or** one (1) dog and (1) cat per Unit. Animals shall be carried or kept on a leash at all times when not in a Unit. In addition to one dog or one cat, small animals that are kept in a cage or tank may also be permitted with Board approval. Animals shall not unreasonably disturb other Condominium residents and shall not be left unattended in any portion of the Common Elements. All animals must be registered with the Association and owners of animals shall be pecuniarily liable for damage caused by their animals. Kennels shall be kept inside their respective owner's Unit. Unit Owners are responsible for the immediate cleanup of their animals regardless of the circumstances. All pets shall be registered and inoculated as required by law. Raising or breeding of livestock or of pets for sale shall be strictly prohibited. If a Unit is leased to a third party, no pets (including a dog or cat) are allowed in that Unit without the prior written consent of the Board of Directors.

(m) **Parking.** Parking for each Unit is limited to the garage and driveway appurtenant to that Unit. Improperly parked vehicles shall be subject to removal at the vehicle owner's expense.

(n) **Bikes/Recreational Equipment.** Unit Owners shall keep bikes and other recreational equipment in their Unit and shall not store them in the Limited Common Elements or Common Elements

(o) **Salting.** Unit Owners are hereby prohibited from using salt on the access walks or driveways of the Condominium and shall be liable for the costs of repairing all damage caused by the use of salt.

7. **Disputes.** Disputes between the Unit Owners shall be governed by and interpreted in accordance with the laws of Wisconsin, without regard to principles of conflict of laws. Any dispute between the Unit Owners that cannot be resolved amicably shall, at the request of a Unit Owner, be submitted to binding arbitration in Brown County, Wisconsin before a single arbitrator of the American Arbitration Association ("AAA"), under the AAA rules and procedures. The arbitrator shall be selected by application of the rules of the AAA, or by mutual agreement of the parties, except that such arbitrator shall be an attorney admitted to practice law in Wisconsin. The arbitrator shall have authority to award reasonable costs and fees to the prevailing party upon request but shall not be required to do so. No party Unit Owner may challenge the jurisdiction or venue provisions contained in this section of the Bylaws. Nothing contained in this section shall prevent a party from obtaining an injunction from a court of competent jurisdiction.

8. **Amendment.** These Bylaws, or any provision of these Bylaws, may only be amended or repealed by unanimous written consent of both Unit Owners.