

**RULES AND REGULATIONS
LAKEWOODS VILLAGES ASSOCIATION OF UNIT OWNERS I**

March 2021

Lakewoods Villages Homeowners Association (LVHOA) is governed by the Condominium Declaration, Articles of Incorporation, By-Laws and these Rules and Regulations adopted pursuant to By-laws Article VI Section 4) Amendment and Adoption of Additional Rules and Regulations.

Motor vehicles, including ATVs, snowmobiles, motorcycles, recreation, or other vehicles shall not be permitted to be operated or parked between the buildings and Lake Namakagon except golf carts transporting people with disabilities. When there is sufficient snow cover, snowmobiles can be parked in this area but remain 25 feet from the buildings. (This is due to damage done to the lawn and property due to the use of these vehicles.) Use of LVHOA docks is first come, first served. All boats and watercraft must be removed from the LVHOA docks by the third Sunday of October. Boats and trailers can only be docked, parked, or stored when an owner or guest is occupying a condo. The attached map shows where trailers and other vehicles can be parked.

No firepits, noxious, offensive, dangerous, or unsafe activities shall be allowed in any condo, common or limited common area. Owners and guests shall exercise extreme care to regulate the use and occupancy of the condo and to minimize noise in the form of late-night conversation, parties, musical instruments, radios, TV's, etc. We want all guests and residents to enjoy their stay.

Only exterior patio furniture and plants in planters or baskets shall be allowed on patios and decks. No gas, electric or charcoal grills, firepits, barriers, walls, wind chimes, light strings, lattice, or trellises shall be permitted thereon. Appropriate holiday decorations, including lights, may be placed on decks or patios no earlier than 30 days prior to a holiday and must be removed no more than 10 days after the holiday. Patios and decks shall not be used as storage areas. No portable porch areas, canopies or tents are allowed on the common areas or grounds.

No signs of any type shall be kept or permitted on the property where the same may be viewed from the property. No antenna, over-the-air receiving or transmitting device, wires, or aerials shall be installed anywhere on the common or limited common areas unless approved in writing by the LVHOA Board.

Except for ground floor condos, when replacing carpet with flooring materials other than carpet, the owner must submit to the Board the type of flooring and sound attenuation materials being proposed. Proflex MSC 90 is recommended. If the Board is satisfied the new flooring will not increase noise levels in the condo below, the Board will issue written approval to proceed.

The LVHOA shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in good clean, attractive, sanitary condition, order, and repair.

Each owner shall keep the limited common areas appurtenant to their condo unit in a good, clean, sanitary, and attractive condition. Each owner shall be responsible for keeping the interior of their condo unit and all its equipment, fixtures and appurtenances in good order, condition, and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting, and varnishing, which may be necessary to maintain the good appearance and condition of the condo. Any installation or

replacement of hot water heaters, HVAC, fireplaces, and similar items must be done by a licensed contractor unless the Board approves in writing an alternative method.

Annually Bayfield County Health Department inspects each condo that is available for rent and then LVHOA obtains, from Bayfield County, a Lodging License for Condo Associations that allows condos to be rented. Lakewoods Resort obtains, from the Town of Namakagon, an Occupancy Permit and an Accommodations (Room Tax) Permit. This requires that the Room Tax be paid for any rental of a condo.

With LVHOA being the licensee, LVHOA is responsible for any condo that is rented. If an owner rents their condo, without informing Lakewoods Resort, the owner is required to give Lakewoods and LVHOA a copy of the Occupancy Permit and Accommodations (Room Tax) Permit for that condo prior to rental.

For the safety and security of the property and the occupants, all owners, guests, and renters are required to inform Lakewoods Resort via email to reservations@lakewoodsresort.com or calling 715-794-2561 when occupying a condo. LVHOA requires owners to provide Lakewoods Resort with a key or a method to access their condo and any locked closets.

For all maintenance requests to Lakewoods Resort, please use the following email maintenance@lakewoodsresort.com In case of an emergency, contact the Front Desk by dialing '0' from a house phone or the main extension at 715-794-2561. For individual condo requests, Lakewoods will reply with an estimate and time frame for the request. Lakewoods will bill the individual owner for owner requested work done in their condo. In case of required maintenance or crisis care of a condo to meet legal or LVHOA-driven safety standards or requirements, work may be done as directed by the reporting agency (ie. fire safety, or health department) or as LVHOA deems necessary. In case of an emergency, work may be done prior to notification to protect the property and owners will be notified when possible.