

**Parkwood Village, a Condominium
Parkwood Village Homeowners Association**

PVHA
Rules & Regulations
For Condominium Residents



- ❖ Treat your neighbors as you want to be treated. Show them consideration in your enjoyment of living here as they should show consideration for you.
- ❖ **Be** an active member of your Association.
- ❖ **Attend** Monthly Board Meetings.
- ❖ **Join** a committee.
- ❖ **Pick up** after your animals.



- ❖ **Play** loud music in your home or car that will disturb your neighbors.
- ❖ **Leave** trash around outside.
- ❖ **Park** outside except in your allowed parking stall.
- ❖ **Put up** signs.
- ❖ **Allow** your pet to run free outside.

Parkwood Village, a Condominium

RULES AND REGULATIONS

These Rules relating to the use of the Common Elements and Units of the Condominium are intended to enhance the overall enjoyment of life at the Condominium. They supplement the provisions of Wisconsin law, Madison ordinances, and the Parkwood Village Declaration and Bylaws, all of which regulate the use and enjoyment of the condominium. They are designed to give Owners the greatest degree of personal freedom consistent with the rights of others using the condominium. The rules set forth below may be amended by the Board of Directors of the Association. If you have suggestions for their improvement, let your Association know about them.

1. Sidewalks:

The sidewalks must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

2. Trash in Public Areas:

No Owner shall allow anything whatever to fall from the windows, balconies, or doors of the premises, nor shall an Owner sweep or throw from the premises any dirt or other substance upon the grounds. All parts of the condominium 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 Owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property.

3. Nuisances:

No Owner shall himself or allow his tenants, family, servants, employees, agents, visitors, or licensees, to do or permit anything that will interfere with the rights, comforts, or convenience of others. No nuisances shall be allowed upon the condominium property, nor any use or practice that is the source of unreasonable annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

A. Noise -- Excessive noise is not permitted. That includes loud music, whether outdoors or indoors. Excessive noise outdoors disturbs others using their patios or yards, and frequently finds its way indoors through open—or even closed—windows and doors.

1. Loud music is a special problem. A high volume is bad enough, but not everyone has the same musical taste, either. Consideration for your neighbors means:

a. Placement. Because wallboard is such a poor insulator, it reverberates. Even when the sound does not seem excessive to you, adjoining walls may be transmitting the nearly undiminished sound to your neighbors. It can help if your TV and stereo speakers are moved away from adjoining walls in order, as far as possible, to keep them from vibrating in synch with your speakers.

b. Bass gain. Because bass sounds -- low on the scale and long in wavelength -- travel between units much more easily than high and mid-range sounds, please decrease the equalization on your bass range.

c. Volume. If the volume of your TV or stereo is set so that you can hear it comfortably in the same room -- but not throughout the unit -- the volume level will probably be comfortable for your neighbors, too.

d. Car audio. Driving at speed with the windows open, you need the volume high in order to hear your car audio. But when you turn into the condo complex, remember to turn down the volume --you'll still be able to hear it, and it won't disturb your neighbors.

NOTE: The first complaint of excessive noise to the condominium management will be handled with a warning. The second complaint may involve a fine of \$50.00, the third a fine of \$100.00, and subsequent complaints a fine of \$150.00. If the offending unit is occupied by tenants, both the tenants and the owner will be notified. The Owner will be responsible for paying the fine.

RULES AND REGULATIONS

4. Pets and Animals:

A. Owners of pets are required to adhere to the City of Madison Laws and General Ordinances specifically pertaining to pets. (See City Ordinances/Laws on the PVHA website at www.parkwoodvillage.org or view the Appendix.)

B. The number of pets allowed per household is two (2): one dog and one cat; two dogs; or, two cats. Each pet must properly display a current license and rabies tag at all times when outside of the living unit. This does not include pets that are caged or in tanks (i.e. gerbils, hamsters, goldfish, etc.) Exotic animals are not insurable and are not permitted.

C. Each pet must be insurable in accord with the Homeowner's insurance provider or with the list maintained by the Association's insurance provider. This does not mean that pets are covered on the Association's policy; but, pet owners can include coverage of their pet(s) in the liability portion of their own insurance policy. See Appendix for guidelines.

D. A list containing the number of pets, types, breeds, and names of each pet must be provided to Management and kept current as changes occur. This is especially important in an emergency situation to determine if all people and animals are counted.

E. Each year a copy of the veterinary report required to obtain a license for your pet(s) must be provided to Management to verify compliance with the law that all shots/immunizations are current.

F. All pets outside of the living unit must be licensed, leashed, and kept under control at all times by the handler. Under no circumstances shall a pet be allowed outdoors unleashed or unsupervised.

G. All pets must be housed in their respective Owner's home and may not be housed, kenneled, or in any way kept on the common elements or limited common elements unless accompanied by the Owner throughout the entire time.

H. Pet owners are responsible for cleaning and removal of any animal waste deposited on the common elements by their pets or the pets of any occupant or guest of his/her unit. (See Appendix City of Madison) M.G.O. 7.322(1)

I. The Owner of a pet shall assume full responsibility for personal injuries or property damage caused by such pet and shall be responsible to defend, indemnify and hold harmless the Association, its Board of Directors, Management, and Owners and Occupants of the various units against loss, claim or liability of any kind or character arising from or growing out of any act of such pet, including reasonable attorneys' fees.

J. The Owner of any pet that causes excessive noise for unreasonable periods of time whether the Owner is or is not present shall be given a warning and may be fined in accordance with the Nuisance Rule (See Rules and Regulations No. 3.) Should subsequent incidents occur, some other measure must be taken that inhibits the noise or the pet must be removed from the community.

K. Service Animals are not considered pets but are defined by Federal Law under Section 504 of the Rehabilitation Act as auxiliary aids specially trained and utilized by individuals with physical disability and those with vision and hearing impairments. Companion animals are classified under the Americans With Disabilities Act, do not have specific training, but assist an individual in coping with a disability. They are treated for the purpose of these rules as service animals. (See Appendix Americans With Disabilities Act)

5. Portable Storage Systems, Dumpsters, and All Other Vehicle Parking

5.A Portable Storage Systems and Dumpsters

Portable Storage Systems (i.e.: PODS, Portable On Demand Storage®, ABF U-Pack ReloCube®, Door to Door portable and self-storage containers, SMARTBOX storage pods and similar non-wheeled storage containers) cannot be placed in a parking space (or elsewhere on Association Property) without prior authorization from the Board. With authorization they may be on Association Property for a predetermined amount of time.

Dumpsters

Dumpsters (for individual unit owner's remodeling, moving, etc) likewise cannot be placed in a parking space (or elsewhere on Association Property) without prior authorization from the Board. With authorization they may be on Association Property for a predetermined amount of time.

- 1) No Homeowner, Tenant, or Guest shall interfere with the rights of other Homeowners and Tenants to use the parking spaces in their intended manner.
- 2) Failure to park as specified by the Board may result in the vehicle or trailer being towed and all costs and expenses of the towing may be charged to the Unit Owner.
- 3) If any person parks vehicles, storage containers or dumpsters in any area of the Association property, the vehicles, storage containers, or dumpsters and property therein is at the sole risk of such person, and not the responsibility of the Board or Association.
- 4) Failure to comply with this Policy will result in the Homeowner being assessed penalties of \$50.00 per day for each day the storage facility or dumpster remains on the property or until the violation is remedied.

5.B All Other Vehicle Parking

1. Vehicles parked on Association property **must display a current PVHA parking sticker** at all times. Vehicle registration information must be kept current.
2. All vehicles must have a current license plate, current registration sticker and be operable.
3. Residents and guests may park only in designated parking spaces at all times. Consider parking in little used spaces when your vehicle will not be moved regularly.
4. No resident may park more than two vehicles on Association property, including guest vehicles that will be on the property longer than 72 hours. This limit does not include vehicles in the garage and does not count guest vehicles on the property for less than 72 hours.
5. The Association may request vehicles that are obviously inoperable, unlicensed or that have not been moved, to be moved and/or licensed within 72 hours.
6. All vehicles must be moved after a snowfall that requires plowing. If the lots and roadways are plowed prior to moving a vehicle, the vehicle must be moved to a plowed space or the street.
7. Any vehicle parked in a *firelane* (driveway) may be towed at the owner's expense. **Important:** Madison Municipal Codes prohibits *unattended parking* in driveways (firelanes) as these firelanes are intended to permit access to homes at all times by fire, police or other emergency equipment.
8. Parking personal vehicles in the common area driveways is allowed for up to fifteen (15) minutes ONLY for the purpose of loading and unloading or during an emergency. You are required to park within the single stall boundaries of your driveway.
9. Car washing and waxing as well as minor repairs may be done in a parking space as long as no damage occurs to the parking surfaces and the car is not left inoperable.
10. Costs for repairing damage to Association property caused by any motorized vehicle shall be assessed to the Owner.
11. Motorized vehicles may not be stored or parked in the limited common elements or patio areas.
12. Trailers, campers, recreational vehicles, boats, trailered canoes/kayaks/sailboats, etc.; motorcycles or other gasoline powered engines may be stored in the garage but not parked in the complex including your limited common area.
13. All household goods moving trucks or vans which are not actively loading or unloading, must be parked offsite.
14. Contractor vehicles not actively loading, unloading or working must be parked offsite at the end of each workday.
15. Observe the 5 MPH speed limit and turn down the volume on your radio when entering any driveway.
16. The Parking Rules apply to all residents, their families and guests. Vehicles parked in violation of these rules may be issued a *Parking Violation Notice (PVN)* during unscheduled, random walk-throughs. After receipt of the first (PVN), violators are subject to a penalty of \$20.00 per occurrence.

Jefferson Middle School

Memorial High School

West

Tennis Courts

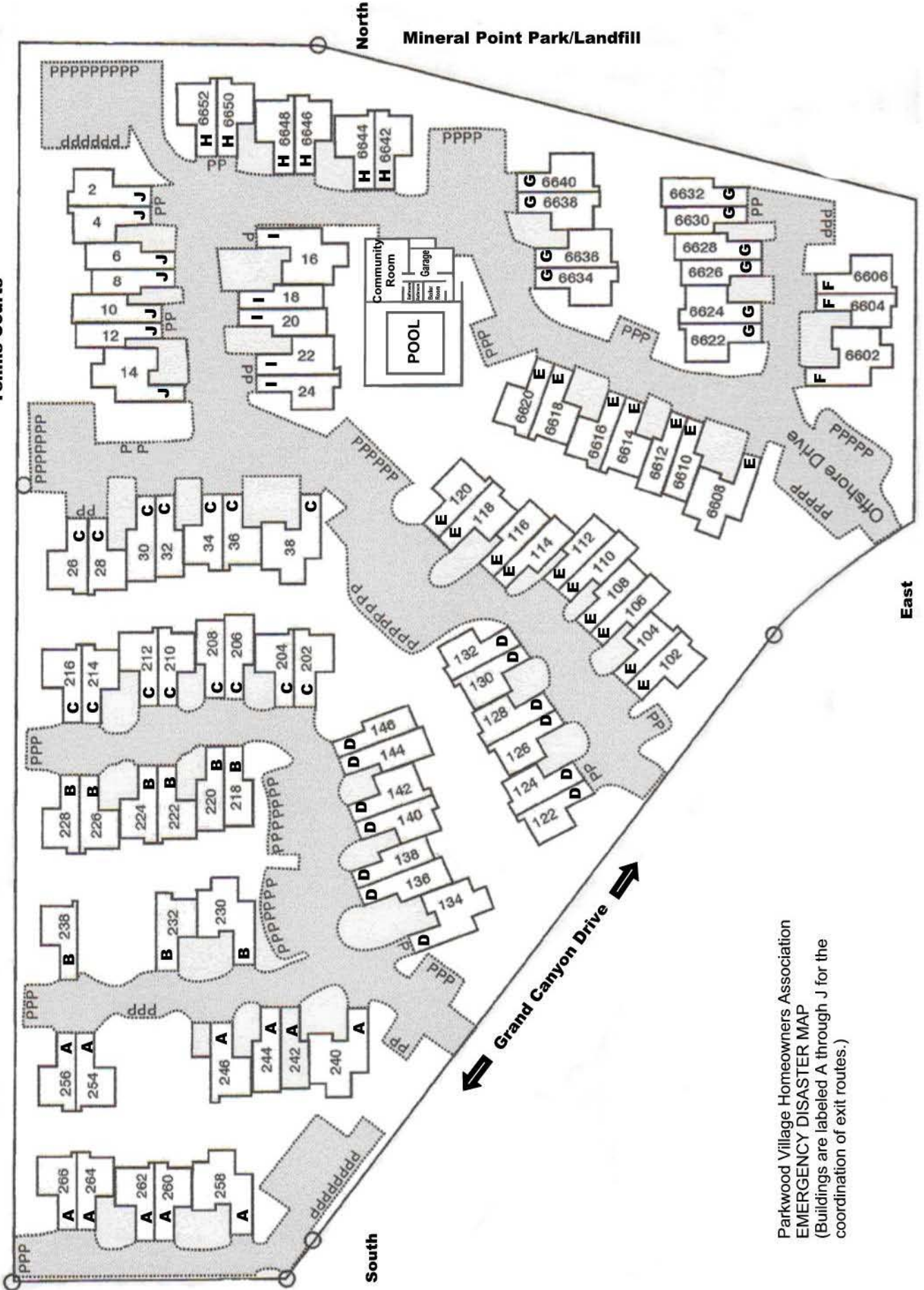
Mansfield Stadium

North

Mineral Point Park/Landfill

South

East



Parkwood Village Homeowners Association
 EMERGENCY DISASTER MAP
 (Buildings are labeled A through J for the
 coordination of exit routes.)

RULES AND REGULATIONS

6. Aerials, Satellite Dishes, Solatubes:

No radio or television aerials, satellite dishes or solatubes shall be installed/erected on the roof or exterior walls of the building without written approval from the Board of Directors or Management. Any aerial, satellite dish or solatube installed/erected without written consent are liable to removal without notice.

7. Swimming Pool:

Rules for use of the swimming pool shall be posted or distributed at the beginning of swimming season, subject to rights and obligations created by any Swimming Pool Agreement in effect at that time.

8. Signs:

No sign, advertisement, notice, or other lettering shall be affixed to the common elements or displayed anywhere without the prior written consent of the Board.

9. Window and Door Treatment:

No awning or other projections shall be attached to the outside walls of the buildings, and no blinds, shades or screens shall be attached to or hung on the outside of any window or door of the premises without the prior written consent of the Board.

10. Leasing:

Leasing of a unit by an Owner is restricted to not more than two (2) unrelated adults or a family unit not to exceed five (5) people. Owners are responsible for the actions of their tenants. See Rental Policy for details.

11. Community Room: (Replaced by a stand-alone policy) Attached

The Community Room must be reserved, preferably at least one week in advance, by contacting a Board Member or Management. Only Residents of the Association may reserve the room. Resident refers to Homeowners of the PVHA community and/or their Tenants who reside within the unit and whose name appears on the current rental agreement.



- A. Residents requesting to use the community room must be in good standing with the Association. Fees must be current with no legal action pending against the condominium. (i.e. condominium liens or other legal means of the collection process)
- B. All PVHA rules, including parking, must be observed by the Resident and all guests.
- C. The room may be used between the hours of 8:00 AM and 10:00 PM. A key is available through the President, Vice President, Chair of the Neighbor-To-Neighbor Committee, or Management.
- D. The room must be opened and closed by one of the above named persons. Keys will not be given to the Residents.
- E. No smoking will be allowed in the Community Room.
- F. The room must be cleaned and all trash resulting from the event must be removed by the Resident.
- G. The Association Resident sponsoring the event must be in attendance throughout the event. They are responsible for rules enforcement and for any damages incurred as the result of the event and their guests.
- H. The Community Room will be inspected following the event. Damage to the room will be billed to the Resident who reserved it.

Appendix

Rules and Regulations

Number 4 Pets and Animals – Section I

The Americans With Disabilities Act states that service animals are not limited to dogs. Provided is a breakdown of the classification of such animals.

Service Animal:

Trained to work or perform tasks for an individual with a disability

Is not always a dog; other animals may assist people with disabilities

May be any breed and size

Is trained either by an organization or by an individual with a disability

Is not necessarily certified or licensed

Does not always wear a harness, sign, or symbol indicating they are service animals

Is not a pet

Is protected by Federal laws

Is trained to assist people with disabilities in many different ways, such as:

- guiding people who are blind or have low vision and retrieving dropped objects for them
- alerting people who are deaf or hard of hearing to sounds and presence of others
- carrying and picking up items, opening doors, or flipping switches for people with disabilities who have limited use of their legs, arms, or limited ability to bend or stoop
- pulling wheelchairs
- alerting people with disabilities to the onset of seizures, protecting them and cushioning them if they fall, reviving them, and performing other tasks that reduce the risk of seizure-related injury
- providing physical support and assisting people with physical disabilities with stability and balance

Guide Dog/Animal:

Is specifically trained to serve as a guide for a person with a sight impairment

Is usually trained and certified by a licensed school for guide dogs

Is specifically protected under state and federal laws

Therapy Animal:

Is not legally defined by federal law

Some states have laws defining therapy animals

Provides people with contact to animals, but not limited to working with people who have disabilities

Is usually the personal pet of their handlers (who may be therapists, physicians, rehabilitation professionals) and works with their handler to provide services to others, such as in nursing homes and hospitals

Has no federal laws with provisions for people to be accompanied by therapy animals in places of public accommodation that have “No Pets” policies

Usually are not service animals

Companion or Emotional Support Animal:

Assist people with mental or emotional disabilities who use the assistance of this type of animal to function independently

Has the most tenuous legal status, and as a concept it is hard, if not impossible, to differentiate them from the role of pet

A companion animal is not legally defined, but is accepted as another term for “pet”

The right to “emotional support animals” is protected under the Fair Housing Act

Pet:

Is not specifically trained to provide a service to a personal with a disability

Is not protected under the laws allowing equal access to people with disabilities

Appendix

City of Madison

(See Rules and Regulations 4. Pets and Animals)

Rabies Vaccination - Wisconsin State Law requires that both Dogs and Cats be vaccinated.

Licenses - All Dogs and Cats kept in Madison and Dane County are required to be licensed by the age of 5 months.

Identification Tag - An ID tag with the Owner name, address and phone number is required.

Running at Large - Dogs are not to run at large off the Owners property unless they are in an off-leash park or have permission to be loose from the Owner of the property they are on.

Clean Up – The following Madison General Ordinances (M.G.O) pertains to your responsibilities for cleaning up after your dog.

- Always carry equipment sufficient to clean up your dog's feces whenever you and your dog are off your property. M.G.O. 7.322(2)
- Do not allow you dog to defecate on any property, public or private (except you own property) unless you immediately remove and properly dispose of the waste. M.G.O. 7.322(1)
- Do not allow dog feces to accumulate on your property. M.G.O. 7.37(8)
- Dog feces can pose health risks to people and pets. The fine for violating any of these ordinances is \$100.00.
- It is illegal to dispose of dog feces in the trash. It must be flushed down the toilet.
- Report to the PHMDC, Animal Services at (608) 267-1989, any bite incident in which your dog is involved, whether your dog bites a person, is bitten by, or fights with a wild animal or stray pet.

Cats

- Cats must wear rabies vaccination, cat license and owner identification tags.
- Cats must be currently vaccinated for rabies.
- Cat litter must be free of feces before placing in the trash. Flush feces down the toilet.

Animal Bites

All animal bites should be reported to Animal Services, Public Health Madison and Dane County. To report a bite, call Police and Fire Dispatch at (608) 255-2345 and say you are calling to report an animal bite. Dispatch will take your information and relay it to an Animal Services Officer.

Key Contacts:

Animal Services Office: (608) 267-1989

Animal Services Officer Dispatch: (608) 255-2345

Dane County Humane Society: (608) 838-0413

Emergency Clinic for Animals: (608) 274-7772

Services Offered:

Call 255-2345 to have an Animal Services Officer dispatched by radio to respond to the following complaints:

Aggressive animals, Animal bites, Animals in traffic causing safety hazards, Dogs in unauthorized park areas, Investigation of cruelty/neglect complaints, Rabies quarantine (issue orders, ensure owner compliance), Sick or injured animals (wild or domestic), Stray or running at large domestic animals.

Call 267-1989, Animal Services Office for:

Animal care/health information, Animal feces accumulation complaints, Classroom education for staying safe around animals and preventing rabies, General Information, Non-emergency complaints.

Call the Madison Police Department at 266-4275 for Barking dogs.

Appendix

*Cat Laws for Madison and Dane County
Cat Owner Responsibilities
(See Rules and Regulations 4. Pets and Animals)*

All City of Madison residents owning a dog or cat that is 5 months of age or older must have their pet licensed. The license year is January 1 through December 31.

Public Health - Madison & Dane County Animal Services reminds all Cat Owners of the following:



- Cats must wear owner identification tags.
- Cats must be leashed when off owner's property.
- Cats must not be allowed to run-at-large or trespass on public or private property.

Identification Tag

An ID tag with owner Name, Address and Phone Number is also required by both City and County and can go a long way towards getting someone's pet back home if it gets lost. Owners may obtain an ID tag from their local vet or the Humane Society and should keep it on their pet at all times.

Running at Large

Both the City of Madison and Dane County have running at large laws for dogs and cats. Dogs are not to run at large off the owners property unless they are in an off leash dog park or have permission to be loose from the owner of the property they are on.

CAT LAWS FOR MADISON ONLY

- Cats must wear rabies vaccination, cat license and owner identification tags.
- Cats must be currently vaccinated for rabies.
- Cat litter must be free of feces before placing in trash. Feces must be buried or flushed down the toilet.

Failure to observe the above ordinance or statute requirements may result in the issuance of citations.

Appendix

Uninsurable Pets

(See Rules and Regulations 4. Pets and Animals)

All insurance providers maintain a separate list of animals that are considered as non-insurable. This list will vary from company to company and is subject to change. The information provided below is specific to American Family as an example. Each individual Homeowner must check with their own personal insurance provider to verify if their pet is insurable under "THEIR" liability coverage.

For the Homeowner – Not insurable by American Family (Confirm with your insurance agent as this may change.)

Animals and Reptiles

- Insured who owns any of the following breeds of dogs or any dogs that are a mix containing any of these breeds:
 - Akita
 - American Pit Bull Terrier, also known as an American Staffordshire or Staffordshire Terrier
 - Chow
 - Rottweiler
 - Wolf Hybrid (wolf mixed with any breed)
- Insured who owns animals such as dangerous reptiles, wolves, bears, monkeys, various species of cats and other exotic species. This is not an all-inclusive list. Underwriting should be contacted if there is a question of eligibility.
- Insured who owns a pet that has bitten or attacked, or a pet that has vicious tendencies such that it must be removed or restrained when people are present.

Any animal with the following attributes are also ineligible:

- Guard dog, an attack dog or any dog left in a place of business while closed for business
- Any dog that is permanently chained outside
- Animal that has bitten, attacked, or has vicious tendencies such that it must be removed or restrained when people are present
- Wild undomesticated animals such as reptiles, wolves, snakes, bears, ferrets, monkeys, pot bellied pigs, certain special of cats (e.g. bobcats, cougars) and other exotic species. This list is not an inclusive list.