



1545 Arboretum Drive
Oshkosh, Wisconsin 54901

RULES AND REGULATIONS

Adopted: April 1989

Revised: May, 2005

Revised: March 2008

Revised: September 2009

Revised: December 2011

Revised: January 17, 2017

Effective: November 7, 2017

Forward

It is the desire of the River Mill Board of Directors to serve the best interests of all the residents. For those not familiar with condominium living, we have compiled some rules and regulations that support high “quality of life” standards for River Mill.

In addition to individual behavior standards, it is the responsibility of all owners to inform their guests and tenants of our rules and regulations.

All rules and regulations will be enforced by our property management company at the direction of the River Mill Board of Directors. Any violations or disregard of the rules should be referred to the appropriate committee chair person via email or in writing, or to our property management company via email or in writing.

River Mill Association Board of Directors

TABLE OF CONTENTS

- I. General Rules**
- II. Moving Procedures**
- III. Deliveries**
- IV. Vehicles and Parking**
- V. Pets**
- VI. Tennis Courts**
- VII. Picnic / Recreational Area**
- VIII. Pool / Pool Area**
- IX. Docks and Piers**
- X. Garden Plots**
- XI. Emergencies**
- XII. Enforcement Procedures for Violations**

I. GENERAL RULES

- A. OWNERS are responsible for any damage or defacing of property caused by pets, their guests, their tenants or family members.
- B. OWNERS, their tenants or guests may not cut, prune or trim, or remove landscape plantings, shrubs or trees, or make any changes in lawn configurations.
- C. Owners / tenants and guests are to dispose of only refuse allowed by City of Oshkosh disposal guidelines. Dispose of those items in the appropriate bin or dumpster in either of two garages (#14 and #39) at the far ends of the south and north tramways. All other items such as tires, appliances, printers, TVs or anything else that the city of Oshkosh guidelines do not allow are the owner's responsibility to dispose of elsewhere. No garbage, trash or refuse of any kind is to be left in common area. All construction debris from units must be taken off-site for disposal. Christmas trees and items that leave debris must be bagged when transported in common areas. Christmas tree disposal is permitted

until January 15 in an area designated by maintenance.

- D. Opening and reading materials that have been discarded of any kind is not allowed.
- E. Unit owner and tenants must maintain the limited common area entryway in front their units. Garbage, storage boxes, wheeled equipment, clothing, footwear or offensive décor as determined by the board is not permitted in this area.
- F. Owners and tenants of open or screened porches are responsible for maintaining them with a well-kept appearance consistent with the building exterior and River Mill grounds.
- G. The power cost of running freezers, refrigerators, power tools, heaters etc. in individual's garages will be charged to individual owners and tenants at a minimum of \$5 per month.
- H. Appliances that disturb residents when in use may not be operated between the hours of 10:00 PM and 8:00 AM. No other noisy activity shall occur during the quiet time of 10:00 PM and 8:00 AM.**
- I. No signs or antennas of any kind shall be displayed to the public view on or from any

unit, or the common areas (including vehicles) without the prior written consent of the board

- J. All owners' tenants and guests shall drive slowly and cautiously on property looking out for children, pedestrians, bikers, rollerbladers, skaters etc.
- K. Children under 12 shall be supervised at all times when they are near dock, river, pool, pool house, tennis courts, driveways, parking lots or anywhere on the River Mill property and grounds.
- L. There shall be no smoking of tobacco in either the condominium units, garages, limited common elements, or in any common elements, excepting those outdoor areas as the Association shall designate, from time to time, as "smoking permitted"**
- M. Board / Management / Maintenance / authorized personnel may require emergency entry to the units with the master key for health and safety reasons during emergencies. Owners whose units are not accessible with the master key are requested to provide operable keys to the River Mill management. If the master key cannot access a unit and an operable key is not provided, owners are

responsible for any damage from necessary forced entry.

- N. All residents and guests are required to wear footwear and be appropriately dressed in lobbies, elevators or all common interior hallways.
- O. All owners are to be compliant with all written policies including our moving policy, unit project policy, rental application policy and dog application policy.
- P. Owners give up all rights to use River Mill facilities when they rent, lease, lend or otherwise relinquish occupancy of their units.
- Q. The Association assumes no responsibility for the safety of owners / tenants or their guests using the facilities.
- R. The use of all recreational facilities shall be available to residents, tenants and guests for their use and enjoyment but shall not be used for outside organized meetings and will not be used for commercial or soliciting purposes.

II. MOVING PROCEDURES

- A. Owners are to notify management at least 48 hours prior to anyone moving in or out of their unit so elevator wall blankets can be installed.

(Copies of moving procedures are available from Management Company). Owner is responsible to inform movers.

- B. All vehicles used for moving must park on the asphalt beyond the north tramway entrance, parallel to the garages, and as close as possible to the grass area and near the entry door. This includes moving companies, rented moving vans, and personal vehicles. Moving in and out through the north tramway entrance only.
- C. Owners are responsible for any and all damage caused by a move. Owners are responsible for protecting everything in the building including walls, elevator walls, floors, doors, carpet, lighting, sprinkler heads, etc.
- D. To conserve heat and air conditioning, please close doors when not actively moving.

III. DELIVERIES

- A. All deliveries must be made through the north tramway entrance and all delivery vehicles must park on the asphalt beyond the north tramway entrance, parallel to the garages, and as close as possible to the grass area near the entry door. Pizza and food deliveries can be made through the front door.

IV. VEHICLES / PARKING

- A. Commercial vans, mobile homes, boats, trailers, etc. cannot be parked outside of garages for more than 2 days unless our building and grounds committee chair is notified.
- B. The front entrance canopy can accommodate two lanes of vehicles. Vehicle parking under the main entrance canopy is limited to a maximum of ten minutes.
- C. Vehicles are not permitted on walkways or grass areas. (The term vehicle includes motorcycles, scooters, bicycles, four wheelers, three wheelers snowmobiles etc.)
- D. All vehicles parked outside must have current license plates, be registered and operable.
- E. The association is not responsible for any damage done to parked vehicles.
- F. No mechanical work is allowed in parking areas or driveways.
- G. Owner and tenant will be held responsible for any damage done to asphalt caused by vehicles leaks.
- H. Guests may park in visitor parking lot adjacent to the tennis courts and in front (east) of the

main entrance of the building. If no open spot is available, guests may park on the north edge of the property near the gardens, or in the street.

- I. During boating season, the first 6 parking spaces on the northwest side of the property by the pool are reserved for dock renters.
- J. Overhead and hallway access garage doors must be closed when garage is not in use.

V. PETS

Please be advised that as of January 17, 2017 the rules pertaining to pets will be strictly enforced by the Association. These rules may or may not have been enforced completely in the past but will be strictly enforced as of the above mentioned date.

- A. As of March 1st, 2017, an application must be on file with our management company for all pets that visit or live on our property. All pets that have lived here or visited here will be accepted if we have an application on file. No new pets will be eligible for this one-time pet acceptance after January 17, 2017 unless they are compliant with our by-laws, or have lived here or visited here previously and have an application on file. Going forward, it will be a

requirement that an accepted application be on file for all pets prior to move in. **No pets will be permitted, unless they have an accepted application on file.**

- B. Renters in our building and their guests are not eligible to have pets at River Mill. A one-time exception will be made for any renter that currently has a pet. They must fill out an application form and those pets will be accepted if they are not new pets.
- C. **Owners are allowed one 20 pound pet.** After March 1st, 2017, if the pet you are applying for has an adult weight range over 20 lbs., the application will not be accepted and the pet will not qualify to be accepted at River Mill.
- D. Pets that are a threat to people or are destructive to common areas, limited common areas or other residents property, or are generally disruptive to the quality of living at River Mill are not permitted. Owners of pets must control their pet's noises such as barking and remedy appropriately.
- E. Pets must be on a fixed leash in common areas.
- F. Owners and their guests are responsible for immediately cleaning any dirt or soilage caused by a pet within or outside of the facilities.

Waste must be placed securely in a plastic bag and properly disposed of. Used cat litter must be double bagged. Dispose of pet waste in designated garbage garages.

- G. Pets must be attended in a garage or any common areas.
- H. No pets are allowed in the pool, pool area or tennis court area.

VI. TENNIS COURTS

- A. Use of the tennis courts is on a 1st come 1st serve basis.
- B. Pets are not permitted in the fenced court areas.
- C. Biking, skating, rollerblading and skateboarding are prohibited on tennis courts.

VII. PICNIC AREAS AND RECREATION AREAS

- A. The area will be open for use daily from 6:00 AM to 10:00 PM.
- B. The area must be clean of all trash, food and drink after use.
- C. All lawn furniture, recreation equipment shall be removed after use.

VIII. POOL FACILITIES

- A. The pool will be open during the summer months from 6:00 AM to 10:00 PM dependent on weather and maintenance.
- B. NO LIFE GUARD is on duty. Everyone using the pool and pool area does so at their own risk.**
- C. All persons must shower before entering the pool.
- D. Persons with infectious or contagious health conditions must not use the pool.
- E. When leaving the pool area, all umbrellas should be returned to the “down” position to avoid wind damage.
- F. Glass containers are not allowed in the pool area.
- G. The pool gate must be closed and locked when pool is not in use.
- H. Children under (12) years of age must be accompanied by and supervised by an adult.**
- I. Owners / tenants must accompany their guests in the pool area unless the guests are overnight.
- J. Recognized swimwear is required in the pool. No cutoffs. Infants / toddlers must wear appropriate swimwear and specialized

- K. appropriate child swimwear products, not regular diapers.
- L. Eating or smoking in the pool is not permitted.
- M. Pets are not permitted in the enclosed pool area.
- N. Radios and stereos are permitted when equipped with ear or head phones or played at a reasonable volume that does not disturb other people. Amplified music is not permitted except for Board approved planned events.
- O. Running, biking, skating, rollerblading and skateboarding are prohibited in the pool area
- P. When using gas grills, turn off gas valve after use, clean grates and cover when grill is cool.
- Q. Pool gatherings of 12 people or more require an email notification to the pool and dock committee chair, written notification on the pool house calendar and will be posted to the mail room calendar.

R. No Diving.

IX. DOCKS / PIERS

- A. Boat slips are for the sole use of boaters who lease them and have agreed to comply with the rules and regulations in the lease.
- B. Refueling at the docks is strictly prohibited.**

- C. Gear must be stored and concealed in the lockers provided for the exclusive use of each slip renter.
- D. Cleaning or feeding fish and birds is not allowed anywhere on River Mill common areas.
- E. Running, biking, skating, rollerblading and skateboarding are prohibited on the docks.

X. GARDEN PLOTS

- A. Plots for resident gardening are available on the north side of the property, east of the pool house. Owners / tenants can reserve one of 20 sections after April 1st. Gardeners are responsible for weeding, watering and keeping up the general appearance of their plot, including fall clean-up. Sign up via Building and Grounds Committee designee.

XI. EMERGENCIES

- A. ***In a severe weather threat or when city emergency sirens sound, residents should proceed to the first floor corridor with a flashlight.***

- B. Fire horns in the building will sound when the sprinkler system or common area smoke detectors are activated or the alarm handles in the common area are pulled. The alarm system automatically calls the Oshkosh Fire Department. NOTE; Smoke detectors within units do not activate the building alarm system or notify Oshkosh Fire Department. ***Call 911 then notify River Mill management if an internal unit alarm indicates an emergency.***

- C. To exit the building during an emergency, use the nearest stairwell and proceed to the pool area on the north side of the building. ***DO NOT USE ELEVATOR.***

XII. ENFORCEMENT PROCEDURES FOR RULES AND REGULATIONS VIOLATIONS

All rules and regulations will be enforced by our management company. In order to insure effective rule enforcement all owners, tenants and guests must understand our rules and regulations. Rules awareness is the responsibility of all owners. Complaint reporting of a rules violation must be made via email or in writing and signed.

- A. Owners / tenants will receive a verbal notification from River Mill Management Company if a violation of the rules and regulations has been observed or reported.
- B. Failure to correct a violation after verbal notification will result in a written warning to the owner citing the rule or regulation being violated and a date by which the violation must be corrected.
- C. If the violation is not corrected by the stipulated date in the written warning a fine of up to \$50 per day may be charged to the unit owner for each day that the violation persists or for each violation occurrence whichever is applicable.
- D. If the violation is not corrected, the imposed fine is not paid, or if the violation reoccurs after being corrected or a fine being paid, River Mill Association of Condominium Owners will pursue appropriate action including legal action against the unit owner and unit as allowed under the law. All costs incurred by the River Mill association to pursue such corrective actions or collections actions will be charged to the unit owner.
- E. The Board reserves the right to interpret amend, revise and enforce these rules and regulations.