

BRICKYARD CREEK RULES AND REGULATIONS

These Rules and Regulations apply to Roys Point Boulevard, Brickyard Creek Road, and all the other roads, cottage and home sites, and grounds of Brickyard Creek (including BYC I, BYC II, and BYC III). The Roys Point Marina is governed by separate rules and regulations, which are attached to these Rules and Regulations.

These Rules and Regulations are intended to assist cottage and home owners, renters, and guests to live in harmony with each other and preserve and enhance the natural beauty of the Brickyard Creek area. Interpretation and enforcement of these Rules and Regulations is the responsibility of the Brickyard Creek Associations¹.

- Cars, station wagons, pickup trucks, and SUVs may be parked by cottage and home owners and renters in the parking areas set aside for their cottages and homes. No trucks of any kind (other than pickup trucks) may be parked in such parking areas except for construction and delivery purposes.
- No boats, campers, mobile homes, RVs, recreational equipment, trailers or trucks may be parked or stored on the roads, grounds or parking areas of Brickyard Creek. Such vehicles and equipment may only be parked or stored in the Roys Point Marina parking areas with a permit from the marina manager.
- No motorized recreational vehicles of any kind may be stored or used on the streets, grounds or parking areas of Brickyard Creek.
- All posted speed limits on Brickyard Creek roads shall be observed by cottage and home owners, renters, and guests.
- No dog kennels or other animal storage structures are allowed in Brickyard Creek. Pets owned by cottage or home owners are allowed in Brickyard Creek if they are vaccinated and leashed or otherwise controlled. No animals are allowed in Brickyard Creek that are used for commercial purposes or that continually engage in disruptive behavior such as barking.
- No signage of any kind is allowed in Brickyard Creek except for signs installed by the Associations, cottage identification signs, and real estate sales signs approved by the Associations.
- No refuse, trash or recyclables shall be stored outside of cottages or homes by owners, renters or guests. Refuse, trash and recyclables shall only be deposited in dumpsters set aside for use by Brickyard Creek owners in the "Waste Disposal Area".

¹ Currently the Brickyard Creek Umbrella Association, Inc. and Brickyard Creek Expandable Condominium Association, Inc.

- No exterior modifications to any cottages or homes or adjacent parking areas shall be made without the approval of the Associations. All parking areas shall be gravel or other materials approved by the Associations.
- No exterior antennas or satellite dishes shall be attached to any cottages or homes or adjacent grounds without the approval of the Associations. No garages, storage buildings or other structures or playground equipment shall be placed on the grounds adjacent to any cottages or homes without the approval of the Associations. No propane or other tanks may be placed on the grounds adjacent to any cottages or homes that are not buried or painted to blend into the natural surroundings. No deer or other animal feeding stations shall be placed on the Brickyard Creek grounds. Bird feeders are permitted on the grounds of Brickyard Creek.
- No exterior lighting may be attached to any cottages or homes or adjacent parking areas or grounds without the approval of the Associations.
- No changes to any Brickyard Creek grounds or vegetation shall be made without the approval of the Associations. No trees shall be removed or planted without the approval of the Associations. No wildflowers shall be removed from the Brickyard Creek grounds. No grass mowing shall be allowed without the approval of the Associations.
- Cottage and home owners, renters and guests shall observe quiet hours from 10 pm to 8 am daily and shall not engage in activities during these hours that would disturb the peace and tranquility of Brickyard Creek.
- Activities that may create a fire hazard are not allowed in Brickyard Creek. The use of grills on enclosed porches is prohibited. Open fires on the grounds of Brickyard Creek are prohibited without a permit from the Associations. Cottages and homes with wood-burning fireplaces shall have their chimneys inspected (and swept if necessary) every year.
- Cottage owners shall provide the Associations with proof of casualty and liability insurance on an annual basis.

Cottage and home owners, renters, and guests are required to observe these Rules and Regulations. Any incidents of non-compliance should be reported to the Association Manager, who shall be authorized to enforce these Rules and Regulations according to applicable laws. Questions about these Rules and Regulations and requests for any authorized permits should be directed to the Association Manager.

**EXECUTIVE SUMMARY
OF
BRICKYARD CREEK EXPANDABLE CONDOMINIUM**

How is the condominium association managed?

- What is the name of the condominium association? Brickyard Creek I Expandable Condominium.
- What is the association's mailing address? 85095 Hwy 13, Bayfield, WI 54814
- How is the association managed? By the unit owners (self-managed) By a management agent or company By the declarant (developer).
- Whom should I contact for more information about the condominium and the association? Kathy Bergner, Association Manager.
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? 715/779-9558; 715/779-9557 (fax); 888/777-9558(toll free), kathy@applegroveinn.net, www.brickyardcreek.com

For specific information about the management of this association, see Article XI "Special Declarant Rights" of the Declaration at page II of the Disclosure Materials.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 2 How many Outside? 2 How many Inside? 0 Common element Limited common element Included as part of the unit Separate non-voting units Depends on individual transaction
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? No Yes.
- Are parking assignments reserved or designated on the plat or in the condominium documents? No Yes – Where? In the condominium documents. Are parking spaces assigned to a unit by deed? No Yes. Can parking spaces be transferred between unit owners? No Yes.
- What parking is available for visitors? Limited.
- What are the parking restrictions at this condominium? See next question.

For specific information about parking at this condominium, see Section 1, Article XVI of the Declaration.

May I have any pets at this condominium?

- No Yes – What kinds of pets are allowed? Dogs and cats.
- What are some of the major restrictions and limitations on pets? All pets must be on leach or otherwise under the control of the owner.

For specific information about the condominium pet rules, see Condominium Rules and Regulations that are published periodically.

May I rent my condominium unit?

- No Yes – What are the major limitations and restrictions on unit rentals? Number of people occupying unit and number of vehicles.

For specific information about renting units at this condominium, see Condominium Rules and Regulations that are published periodically.

Does this condominium have any special amenities and features?

- No Yes – What are the major amenities and features? Nature trails; access to Lake Superior; sandy beach and picnic area; woods and meadows .
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? No Yes – What is the cost? \$ _____.

For specific information about special amenities, see Article II at page 2 of the Declaration.

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair the exterior and interior of his or her unit/ Cottage.

For specific information about unit maintenance and repairs, see Article III at page 3 of the Declaration.

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed by the Condominium Association .
- How are repairs and replacements of the common elements funded? Unit owner assessments Reserve funds Both Other (*specify*): _____.
- Limited common element maintenance, repairs and replacement is performed by the Condominium Association .
- How are repairs and replacements of the limited common elements funded? Unit owner assessments Reserve funds Both Other (*specify*): _____.

For specific information about common element maintenance, repairs and replacements, see Article III at page 3 of the Declaration .

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? Yes No

Is there a Statutory Reserve Account? Yes No

For specific information about this condominium’s reserve funds for repairs and replacements, see Article V at page 3 of the Declaration .

How are condominium fees paid for on the developer’s new units that have not yet been sold to a purchaser?

- Is the developer’s obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? Not applicable (no developer-owned units) No Yes – In what way? Units are subject to condominium fees when they are subjected to the condominium plat which may not occur until the unit is sold .
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? No Yes – Describe these provisions: _____

For specific information about condominium fees during the developer control period, see _____.

Has the declarant (developer) reserved the right to expand this condominium in the future?

- No Yes – How many total units may be added through expansion? 52 units
- When does the expansion period end? When the last unit is subjected to the condominium plat.
- Who will manage the condominium during the expansion period? See answer to the next question.

For specific information about condominium expansion plans, see Article XIV at page 11 of the Declaration.

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: All exterior alterations of units must receive Architectural Control Committee approval. Owners may not alter or enclose limited common or common elements without approval of the Grounds Committee of the Condominium Association.

For specific information about unit alterations and limited common element enclosures, see Article XX at page 15 of the Declaration.

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

For specific information about condominium document amendment procedures and requirements, see Section 6 of Article XXI of the Declaration.

Other restrictions or features: All Association Members automatically become Members of the Brickyard Creek Umbrella Association. See Article VIII of the Disclosure Materials.

This Executive Summary was prepared on June 8, 2006 by Robert L. Davidson, Principal Manager of Brickyard Creek II LLC.

This Summary is not intended to replace the Buyer's review of the condominium declaration, bylaws and all other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.