



1. 933 MANOR DRIVE
2. NEENAH, WISCONSIN 54956

FOR EDUCATIONAL USE ONLY

1. RULES FOR RESIDENTS ONLY  
2. OF THE  
3. MEMORIAL PARK ESTATES CONDOMINIUMS  
4. 933 MANOR DRIVE  
5. NEENAH, WI 54956

6. SEP, 2005

7. MEMBERS OF THE BOARD OF DIRECTORS OF THE  
8. MEMORIAL PARK ESTATES CONDOMINIUM ASSOCIATION

- 9. PRESIDENT:
- 10. VICE PRESIDENT:
- 11. SECRETARY:
- 12. TREASURER:
- 13. MEMBER AT LARGE:
- 14. BOOK KEEPER NANCY JACOBSON
- 15. RESIDENT MANAGER: MIKE BRENNAN

- 16. FORWARD:
- 17. Condominiums consist of many people living in close proximity
- 18. to each other. It is important that all residents of the
- 19. community as a whole and as individuals take pride in being a
- 20. part of it.

- 21. From time to time it may be necessary to kindly remind
- 22. another resident of his responsibility if these guidelines are not
- 23. being observed. It is not solely the responsibility of the Board
- 24. of Directors or the General Manager. If every resident does his
- 25. part in complying, we will have an exceptionally well functioning
- 26. community.

FOR EDUCATIONAL USE ONLY

www.ISellFoxValleycondos.com

- 28. Dues amounts are determined each year when the budget
- 29. is developed. Dues are payable on the 1st of each month. No
- 30. notice or dues payment are sent. Dues received after the 7th
- 31. of the month will be charged \$25.00 late fee the first month,
- 32. \$50.00 per month after that; interest at 1% per month will be
- 33. charged on unpaid dues in addition to the late fees.
- 34. Checks for dues should be made out to

- 35. MEMORIAL PARK ESTATES CONDOMINIUMS.
- 36. They may be mailed to:
- 37. Memorial Park Estates Condominiums,
- 38. 933 Manor Drive,
- 39. Neenah, WI 54956,

- 40. or hand delivered to the Sports Center and placed in
- 41. the "Communications Box" which is located outside of the office
- 42. door.

www.ISellFoxValleycondos.com

43. ORIGINAL ARTICLE IX RULES  
44. (as amended July 7, 1986)

45. A. Units shall be used as residences only.

46. B. A maximum of four permanent residents may occupy  
47. any two bedroom unit and a maximum of six permanent  
48. residents may occupy any three bedroom unit.

49. C. Any one room of any unit may be used as an office  
50. by the occupant unless the Board determines that excessive  
51. business activity created by this use creates a nuisance.

52. D. The common facilities shall be used only for the  
53. purposes for which they are reasonably suited and which are  
54. incidental to the use and occupancy of the unit.

55. E. No nuisance shall be allowed on the property, nor  
56. shall any use or practice be allowed which is a source of  
57. annoyance to its residents or which interferes with the peaceful  
58. possession or proper use of the property by its residents.

59. F. No immoral, improper, offensive or unlawful use shall  
60. be made of the property or any part thereof, and all valid laws,  
61. ordinances and regulations of all governmental bodies  
62. having jurisdiction thereof shall be complied with. Such

63. compliance shall be accomplished at the sole expense of the unit  
64. owners or the Board, whichever shall have the obligation to  
65. maintain and repair portions of the property.

66. G. No animals, livestock or poultry of any kind shall be  
67. raised, bred, or kept in any unit or in the commons, except that  
68. not more than one household pet weighing less than twenty  
69. pounds shall be permitted providing that any such pet in the  
70. commons shall be on a leash. All pets shall be kept on a leash at  
71. any time they are outside the unit, and subject to the rules and  
72. regulations which may be adopted by the Association regarding  
73. the same from time to time.

74. H. No real estate signs advertising a unit for sale may  
75. be placed on the property or attached to or hung from any part  
76. of the building by a unit owner or his agent. No items of  
77. personal property of any kind shall be permanently hung from  
78. the balconies.

79. I. No boats, recreational vehicles, motor  
 80. homes, commercial vehicles, or trailers may be stored and/or  
 81. parked outside in any-area for longer than one (1) week without  
 82. written permission of the Board.  
 83. J. No furniture may be left overnight in any common  
 84. areas, including walkways, hallways, common lawns, etc., except  
 85. furniture owned by the Association.,  
 86. K. No outdoor cooking shall be permitted in parking  
 87. areas or roadways. Grills will not be allowed on  
 88. balconies. Grills will not be allowed directly under balconies. No  
 89. open flame within ten (10) feet of a building (as per fire  
 90. department regulations).  
 91. L. The Board may adopt such other reasonable rules  
 92. and regulations it may deem advisable from time to time to  
 93. further promote the intention of this section. Additional rules  
 94. shall govern the use of the property, swimming pool, the  
 95. grounds, tennis courts, community building and parking areas.  
 96. Written notice shall be given to all unit owners/occupants and  
 97. the entire property shall at all times be maintained subject to  
 98. these By-Laws and such rules and regulations.

99. SCHEDULE A OF THE BY-LAWS

100. ADDITIONAL RULES AND REGULATIONS OF THE ASSOCIATION

101. I. VEHICLES AND PARKING

102. A. Overhead garage doors must be closed when not in use  
 103. for entering and leaving.

104. B. Guest parking is permitted in designated parking  
 105. areas and on the condominium private streets, if it does not  
 106. affect access to any driveway and is not otherwise prohibited.

107. C. Parking is not permitted on private streets after a  
 108. two (2) inch snowfall.

109. II PETS:

110. A. All pets must be walked on a leash.  
 111. B. The owner of each pet is responsible for immediately  
 112. cleaning any dirt or soilage caused by the pet in developed area.  
 113. Cat litter must be placed in plastic bags and tied securely.

114. C. Landscape damage caused by a resident's pet will be  
 115. repaired at the expense of the unit owner involved.

116. D. The leash used to tether a pet must be kept at a  
 117. reasonable length as not to become a nuisance to other residents.

118. or their guests.

119. E. Dogs must not be left unattended in the the garage or  
120. on common areas. Unattended, tethered pets must be tied to  
121. remain on the owner's patio or balcony.

122. F. The unit owner is responsible for the pets of anyone  
123. living in or visiting his unit.

124. III GARBAGE AND REFUSE

125. A. Garbage must be kept in the garage, except when set  
126. out for pick-up.

127. B. Garbage must be in properly covered containers or  
128. inside tied plastic bags.

129. C. Garbage may be put out at designated areas only,  
130. after dusk the night before pickup day or on the day of the  
131. pickup.

132. D. Newspapers, magazines cardboard, cans, glass,  
133. plastic, etc., must be handled in accordance with the city of  
134. Neenah ordinances.

135. IV. CLOTHES LINES:

136. A. Clothes lines are not permitted.

137. B. Laundry (including towels and swim wear) is not to be  
138. hung on balconies or patios. This includes the use of racks for  
139. clothes drying

140. SWIMMING POOL RULES

141. 1. DO NOT enter the pool if you have a communicable  
142. disease or an open sore.

143. 2. Pool hours are 7:00 AM until 10:00 PM.

144. 3. A maximum of five (5) guests per condo unit is  
145. allowed. Guests must be accompanied by the resident or owner  
146. when using the pool. Owners/renters will be responsible for their  
147. guests actions.

148. 4. NO LOUD MUSIC is allowed in the pool area.

149. 5. No glass is allowed in the pool area, including bottled  
150. drinks.

151. 6. No pets are allowed in the pool area.

152. 7. Remove all your refuse from the pool area when use of  
153. the facility is completed. This includes cigarette butts  
154. and ashes.  
155. 8. No large pool toys or flotation devices are permitted.  
156. 9. No profanity will be spoken  
157. 10. Horse play which may be injurious or disruptive to  
158. other swimmers will not be permitted in the pool or the pool  
159. area.  
160. 11. Upon leaving, straighten pool chairs or lounges you  
161. may have used.  
162. 12. Children under fourteen (14) years old must be  
163. accompanied by a parent or guardian.  
164. 13. Children must be toilet trained and out of diapers  
165. before they are allowed in the pool (swim diapers not allowed).  
166. 14. Do NOT bring food, drinks, gum, or tobacco into the  
167. pool or deck area.  
168. 15. Shower before entering the pool and after use of  
169. toilet facilities.

170. TENNIS COURT RULES:

171. 1. To reserve courts, sign up for no more than two (2)  
172. consecutive hours on the sign up sheet.  
173. 2. "Dark sole" (golfing shoes or hard soled shoes) are not  
174. permitted on the tennis courts. Only tennis shoes with light  
175. colored, non-marking soles are permitted.  
176. 3. No bikes or skateboard may be ridden on the  
177. courts. No other forms of play except tennis may take place on  
178. the courts.  
179. 4. No profanity may be spoken on the courts.  
180. 5. No music may be played on the courts.  
181. 6. No more than 4 (four) persons may play on each court  
182. at one time.  
183. 7. Remove all garbage from your court when play is  
184. completed.  
185. 8. Limit your play to one and one half hours if people are  
186. waiting for the courts.

187. SPORTS CENTER RULES:

188. 1. Children under the age of eighteen (18) years of age



189. must be accompanied by the parent when using all Sport Center  
190. facilities except the restrooms.  
191. 2. Guests must be accompanied by the owner/renter.  
192. Owners/renters will be responsible for the actions of their  
193. guests.  
194. 3. Wet suits may not be worn in the party room, foyer,  
195. weight room or racquet ball court. The suits may be worn only  
196. in the hot tub room and restrooms.  
197. 4. Children under the age of eighteen (18) years are not  
198. allowed in the hot tub unless accompanied by a parent. Children  
199. must be toilet trained and out of diapers before they are  
200. permitted in the hot tub.  
201. 5. Exercise equipment is provided for serious use only.  
202. Read the instructions carefully before using to avoid injury or  
203. damage. They are not toys.  
204. 6. The ping pong table is to be used for playing ping  
205. pong only. You must provide your own balls.  
206. 7. Parties must be kept indoors after 10:00 PM. All  
207. parties must end by midnight with clean up being completed by  
208. 12:30 AM.  
209. 8. There will be no parties without reservations.  
210. Reservations may be made with the Resident Manager.  
211. Phone: 722-1887.  
212. 9. No food or drink or smoking will be allowed in the hot  
213. tub room, racquetball court or exercise room.  
214. 10. No pets are allowed in the Sport Center or on the  
215. grounds.  
216. 11. No loud, boisterous or improper behavior will be  
217. allowed.  
218. 12. Any garbage generated during parties will be  
219. removed at clean up by the person responsible for the party.  
220. 13. Individual use of the party room is permitted when  
221. not reserved by someone else. However, the room must be left  
222. as it was found; i.e., no garbage no dirty ash trays and the  
223. furnishings in their proper places.

223. GENERAL INFORMATION AND GUIDELINES:

224. The following guidelines are set forth to direct the property

225. owners in the required use and maintenance of their  
226. limited/restricted common areas. While freedom to express  
227. individuality and artistic ability is applauded, the objective of  
228. the guidelines is to preserve continuity and architectural  
229. integrity of the condominium community.

230.

## A. PATIO STRUCTURES:

231. 1. All modifications or construction of patios must be  
232. approved by the Grounds Committee before work begins. All  
233. plans must be approved, in writing, by the Board of Directors.  
234. The resident manager or a board member must be present when  
235. work begins. Contractors must have insurance before  
236. construction can begin.

237. 2. Construction material for patio floors can be concrete  
238. slab, concrete patio blocks or brick. No wooden structures  
239. permitted.

240. 3. Patio floors may be covered by carpeting. Colors  
241. must be approved by the Grounds Committee.

242. 4. Patios shall extend away from the building no more  
243. than 12 feet and be no more than 12 feet wide. (This means an  
244. open patio, an enclosed patio or a combination of both.)

245. 5. All construction and contract costs are the  
responsibility of the owner.

247.

## B. SCREENING:

248. 1. Screening for privacy is limited to living plants and  
249. shrubs. No fence, wall or barrier will be permitted.

250. 2. Screening shrubs may not exceed 8 feet in height, nor  
251. the shrub itself extend more than 4 feet beyond the end of the  
252. patio (12 feet), plus the mature width of the shrub cannot  
253. exceed a total of 16 feet. All plans must be approved, in writing, by  
254. the Board of Directors.

255. 3. Plans for plant selection must be approved by the  
256. Grounds Committee prior to purchase.

257.

## C. BALCONY:

258. All modifications to balconies must be presented to the  
259. Grounds Committee and approved by the Board of Directors.

FOR EDUCATIONAL USE ONLY

[www.IsellFoxValleycondos.com](http://www.IsellFoxValleycondos.com)[www.IsellFoxValleycondos.com](http://www.IsellFoxValleycondos.com)



- 260. All plans must be approved, in writing, by the Board of Directors.
- 261. The resident manager or a board member must be present when
- 262. work begins. Contractors must have insurance before
- 263. construction can begin.

#### 264. LANDSCAPING:

- 265. 1. Landscaping of " Limited Common Areas" will be at the
- 266. expense of the owner and subject to Grounds Committee
- 267. approval.
- 268. Maintenance will be provided by the owner.
- 269. 2. Landscaping of "Common Areas" ( Note: If you are
- 270. unclear as to the distinction between " Common Areas" and "
- 271. Limited Common Areas", see your floor plan or call our
- 272. manager.)
- 273. 3. Landscape rock and Fill: The types of approved fill are
- 274. as follows: Multi-colored landscape rock, the size of a quarter;
- 275. rotten granite and wood chips. Examples of multi-colored rock
- 276. can be seen in front of 1140 Manor Drive. Rotten Granite is
- 277. located in front of the Sports Center. No other fill is
- 278. acceptable unless approved by the Board of Directors.

#### 279. PLANTING AND MAINTENANCE

- 280. 1. "Common Area" planting will be maintained by the
- 281. Association. "Limited Common Area" plantings such as patios
- 282. will be maintained by the owner. If "Limited Common Area"
- 283. plantings are not maintained by the owner, a notice will be
- 284. delivered to the owner and if not maintained, maintenance will be
- 285. performed by the Association and charged to the owner.
- 286. 2. Dry or dying plants must be "removed" or replaced
- 287. as needed. Failure to do so will prompt a notice.
- 288. 3. Patio and balcony maintenance shall be done to
- 289. retain the aesthetic value of the property. Furniture should be
- 290. maintained and arranged in an orderly manner. At the end of the
- 291. season furniture shall be removed and stored elsewhere.
- 292. 4. No firewood shall be stored on patios.
- 293. 5. All flower beds shall be kept neat and weed free.
- 294. Failure to do so will prompt a notice from the Association.

295.

296.

**E. ADMINISTRATION:**

297. Requests from owners for any of the above  
298. improvements, modifications or other changes (i.e. to exterior  
299. or common areas). must be submitted to the Grounds  
300. Committee in writing. (Note: A Communication Box is located in  
301. the Sport Center adjacent to the office door for your  
302. convenience.) Forms have been placed outside the door for  
303. your use.

304.

**FIRE SAFETY**

305.

**Alarm Systems**

306. There are two types of alarm systems in our complex  
307. (1) Building Alarms and (2) Individual Unit Alarms. Building  
308. Alarms are found in Apartment type buildings and in the  
309. Basements of Apartment type buildings. Individual Alarms are  
310. smoke alarms which are found in all individual units. Town  
311. Houses have ONLY individual unit smoke alarms.  
312. Building alarms are also of two types. (1) Bell  
313. Alarms, which sound in all Apartment type units and (2) Horn  
314. Alarms which sound in the outside of the Apartment type  
315. buildings with basements. The bell alarms are activated by  
316. smoke alarms in the basements of Apartment type buildings  
317. and the hallways of the two security buildings. Bell alarms are  
318. also activated manually by pulling the trip boxes located in the  
319. individual units and basements and hallways of Apartment type  
320. buildings. The outside horn alarms are activated by the  
321. basement sprinkler systems.  
322. "IT IS IMPORTANT THAT YOU UNDERSTAND THAT NONE OF  
323. THESE ALARMS ARE HOOKED UP TO THE FIRE DEPARTMENT.  
324. YOU MUST DIAL 911 TO REPORT A FIRE." WHEN EITHER OF  
325. THESE TWO ALARMS SOUND, IMMEDIATELY DIAL 911 AND THEN  
326. EVACUATE YOUR BUILDING.

327.

**Reporting a Fire**

328. If you discover a fire anywhere in our complex, FIRST, dial  
329. 911!! Then, if the fire is in your building, pull the red trip box in

330. your unit on your way out of the building. (This alerts all other  
 331. building occupants). It is important that once you dial 911 and  
 332. sound an alarm, to evacuate the building. It is recommended  
 333. that you congregate at the Sport Center. This will give you  
 334. shelter, giving us the opportunity to count noses and make sure  
 335. that everyone is out of the affected building(s).

336. IT IS IMPORTANT THAT ANYONE HEARING AN ALARM OR  
 337. SEEING A FIRE IMMEDIATELY DIAL 911!! YOU CANNOT BE SURE  
 338. THAT A FIRE HAS BEEN REPORTED. IT IS BETTER TO REPORT A  
 339. FIRE SEVERAL TIMES THAN NOT AT ALL.

340. Town house buildings have ONLY ONE type of alarm  
 341. system. That system is individual unit smoke alarms. If you  
 342. have a fire in your unit or notice a fire in another unit,  
 343. immediately dial 911, evacuate your unit and try to notify other  
 344. unit occupants from OUTSIDE your building.

#### 345. FIRE ALARM TESTING

346. Fire alarms are tested during the final week of each  
 347. month. Testing will be done on the last Wednesday of each  
 month between the hours of 10 and 12 a.m. The  
 348. fire alarm will sound for a short duration only. If you are in doubt if it  
 349. is testing or not call the Resident Manager to ask for details.

[www.IsellFoxValleycondos.com](http://www.IsellFoxValleycondos.com)

#### 350. MAIL INFORMATION

351. Your mailing address will be as follows:  
 352. (Your name); (Joan Dough)  
 353. (Your building no., street name, and unit no.) (1115 Daniel Ct.  
 #110)  
 354. Neenah, WI 54956

355. If you do not receive a mailbox from your seller/landlord,  
 356. or if you lose your key, contact the Post Office, 725-4818. If  
 357. you are uncertain of which box is yours, contact the office or  
 358. your neighbors.

#### 359. KEYS

[www.IsellFoxValleycondos.com](http://www.IsellFoxValleycondos.com)

360. In addition to the keys you will receive from you  
361. seller/landlord. i.e., the unit key and mailbox key, you may  
362. receive two other keys from us. You will receive a key for the  
363. Sport Center. This key will have your unit number inscribed on  
364. it. You will be required to sign for this key. You may also obtain  
365. a key for the Racquetball Court/RV Storage Area if you have  
366. need for one. You will be required to pay a one time fee of  
367. \$5.00 for this key. The two keys you may receive from us are  
368. non-duplicatable keys. If you lose these keys there will be a  
369. \$10.00 charge for replacement.

370. Retyped and brought up-to-date September 2005.

**FOR EDUCATIONAL USE ONLY**  
**www.IsellFoxValleycondos.com**

**www.IsellFoxValleycondos.com**