

St. Croix Hills Homeowners Association, Inc.

907 Coulee Rd., Hudson, WI. 54016

On behalf of the Board of Directors of St. Croix Hills Homeowners' Association, Inc.,
WELCOME!

As renters, please direct all questions to your owner.

For your information our property is managed by Bordertown Realty, 744 Ryan Drive, Suite #103, Hudson, WI. 54016. Our contact there is Jean Connors the office number is 715-386-6000 and her cell number is 715-377-5044. Again, your owner can direct you should you need assistance.

We have attached a list of some of our association covenant highlights. We think it is important that the occupants are informed. By keeping our standards high, our safety is enhanced and SCH remains a sound residence.

Sincerely,

Jane Emery

President

Cc: Amy Mueller, Vice President; Darlene Jones, Treasurer

ASSOCIATION COVENANT HIGHLIGHTS

Residents of 907 Coulee Road this building is keyed for security purposes.

KEYS ARE FOR RESIDENTS ONLY, if you have guests please make arrangements so you can let them in.

Keys are not to be given out as our building is a secured building for our protection.

The following are reminders for all owners. It is the responsibility of the owner with renters to inform the renter immediately upon receipt:

- Each unit is allowed one garage and one parking space. For people living on the property with two vehicles used by one unit, one car must be kept in the garage.
- All units must obey parking signs. Simply put, "Compact Cars Only" means that ONLY Compact cars are allowed to park in those spaces. "No Parking" means NO parking.

Consequence for violation of above: Cars will be towed at owner's expense.

- Common areas must be free of personal items. Unit doors are allowed to have decoration, but no rugs, decoration, or personal items are to be kept on the area surrounding the door or on the floor by the doorway.
- Children are not to play in the common areas. This also means that no children are to run in the hallways.
- Screens must be placed or repaired on all windows and doors, as necessary.
- Patio doors are to be locked when unit is vacant. Leaving them unlocked is a security violation for all.
- Patios must be kept clean and neat and furnished with patio décor only. Toys and other personal items are not to be stored on patios.

Consequence for violation of above: Fines will be imposed.

Fire Prevention:

- Safety remains #1. **GRILLING IS NOT ALLOWED ON THE DECKS.** To use your grill, you must place it on the ground away from the building.
- Smoking must be done outside and with care. No cigarette/cigar butts are to be thrown onto the ground below or dropped onto the wooden decks. Some patio areas have been enclosed and a smoldering cigarette could get trapped between floors and start a fire. Butts must be disposed of properly in a fireproof container.

Smoking:

- **St Croix Hills is a smoke free premises. SMOKING IN UNITS, HALLWAYS OR ON DECKS IS NOT PERMITTED.**

Noise:

- In a multiple dwelling, it is imperative to be considerate of others. Common sense dictates that we must keep all noise to a minimum later in the evening. Excessive noise, and/or unruly behavior should be reported to the police.

Pets:

- No pets are allowed at the property
- Dogs may be allowed to visit for a limited period of time **ONLY** with Board approval.
- Any permitted pet must be leashed at all times.
- Pre-approved, visiting pets must be curbed away from Association property; owners must not allow pets to relieve themselves on Association property. However, in the event that an animal accidentally defecates on Association property, the pet owner shall immediately clean up after it.
- Unit owners shall be responsible for all damages to Association property caused by visiting pets.
- No pets are allowed to occupy units. Any animal visiting, must be approved by the Board prior to being on the premises. Exotic, vicious, dangerous or potentially dangerous animals are not permitted. Prohibited breeds include: Akitas, Chow Chows, Doberman Pinscher, Pit Bulls, American Staffordshire Terrier, Presa Canari, Husky, Malamutes, Bull Mastiff and any type of wolf-dog hybrid and any mixed breed involving one or more of the above. The Board reserves the right to limit or refuse any visiting animal.

Common Area:

- Common areas, i.e. hallways, entryways, stairways, etc. must be kept free of personal items.
- Shoes have been stored in the hallways, this is not allowed. Keep all personal items in your own dwelling. This is not a storage area. They could also impede fire officials in the event of fire.
- Hanging items over the railings is also not allowed. This is unsightly. On the upper railings in particular, items could drop off causing an accident or loss of property.

Parking:

- All units include one garage and one parking space. Occupants using any more than one space will be warned and subjected to towing.
- Compact Car Parking and No Parking mean's just that and are subject to towing.
- Due to limited space please pull forward enough to allow others to get in and out of garages.

Security:

- Visitors must be identified. Allowing an unannounced visitor into the building negates the purpose of the security system. Any security system is only as good as the user allows it to be. Screen doors must remain locked when occupant is out.

Laundry Room:

- The laundry rooms are locked, keys are available from Unit #103 for \$10.00 each.
- Be sure to turn off the lights and lock the door when you are done.
- Do not overload washer or dryer.
- Do not slam down the lid.
- Always empty the dryer lint tray- not doing this can cause a fire.

Signage:

- Please heed all signs in the building.

Christmas Trees:

- No Live Christmas trees on the Association property.

Garbage/Recycling:

- Dumpsters are located in the upper lot only.
- Boxes must be broken down.
- Call for a Special Pickup.

For any Property Management issues please contact:

Bordertown Realty Inc., 744 Ryan Drive, Suite #103, Hudson, WI. 54016

715-386-6000 Office 715-377-5044 Cell 715-386-8276 Fax

SNOW SEASON GUIDELINES

St. Croix Hills

Please review this information regarding the contract our Association has with
Green Touch for Snow Removal

- For snowfalls of 2 inches or more within a 24 hour period contractor is responsible for clearing snow from driveway, parking spaces, fire lanes and walks from the home to the drive.
- For snowfalls of 8 inches or more plowing will be completed within 18 hours of the cessation of snowfall.
- For snowfalls of 12 inches or more snow removal will be completed on a best effort basis after the cessation of the snowfall.
- **No parking in the parking lot during a snow event over 2 inches.** If you have vehicles parked outside of the garage during the snow removal process you are responsible to move the vehicle to allow snow to be removed. If you do not do so you will be responsible to clear any areas the snow removal contractors couldn't reach.
- Drifts created by blowing winds will be plowed on as needed basis by notice given to Bordertown Realty.
- Please contact Bordertown Realty if you feel the parking lot needs to be sanded or salted.
- Moving snow from the property is extremely costly and would require approval by the Board of Directors. Please notify Bordertown Realty if you feel that needs to be done from some areas.
- Snow removal operations may be delayed or suspended during blizzard conditions or if MN DOT suspends road crews and maintenance. **Blizzard** conditions are defined as winds in excess of 15 mph and/or temperatures below -10 degrees F.

The above specifications are guidelines for both the snow removal contractors and the homeowners. Please familiarize yourself with the specifications and

post so you can reference the specs and plan accordingly during winter weather conditions.