

HISTORY OVERVIEW AND SUMMARY OF RULES

The CEDAR POINT PARK ASSOCIATION was founded in 1925. Since that time, many changes have taken place in Cedar Point Park. One aspect which remains unchanged is the natural beauty of Cedar Point Park.

You are a valuable member of this Association by virtue of your property ownership in this community. The efforts of the Board of Directors are most effective when assisted by and supported by all Association members and their guests.

In 1925, the founders of the CEDAR POINT PARK ASSOCIATION created an environment where property owners could enjoy recreation, relaxation, and privacy. They set the highest standards for future property improvements, parks, and waterfront facilities. The Association was designed to guarantee every member the privilege of enjoying our lakefront.

To ensure the success of those objectives, they published a set of By-Laws and established the Association as a Wisconsin corporation. The By-Laws spell out the privileges, rules, and responsibilities of each member and are administered by a Board of Directors who act as stewards of the Association-owned property. The Directors are charged with implementing and enforcing rules and regulations which maintain the best interests of the Association at large. The Board consists of eleven (11) Directors who typically serve without remuneration and are elected on a staggered schedule at each annual meeting of the Association for a term of three (3) years. Each Director has specific duties to perform to assist in the management of the affairs of the Association.

The Association operates on a fiscal year basis from June 1, thru May 31st. The Annual Meeting of the Association is held on the second Saturday of July. At the present time, the Annual Meeting is held in the Williams Bay Middle/High School on Geneva Road West of the town. The purpose of this meeting is for the Board of Directors to report to the membership on the affairs of the Association during the past year and to present plans for the coming year. The annual budget is presented to the membership for approval at this time. It is essential that all members attend the Annual Meeting either in person or by proxy. A quorum consists of 232 voting members since there are 461.75 lot owners in Cedar Point Park and each lot has one (1) vote. Only the lot owner who is registered with us is allowed to vote and be responsible for paying our annual assessments. It is incumbent upon the lot owner(s) to inform us of the one voting member, his or her address and phone number(s), regardless of how title is held on the records of the Recorder of Deeds of Walworth County, Wisconsin.

All members are welcome to attend any monthly meetings of the Board. These meetings are held on the First Saturday of each month at 8:30 a.m. in the Keith Moeller Memorial Building at 50 Humboldt Parkway. (No meetings are held in January, February, or March).

Members with concerns that do not affect the membership as a whole are encouraged to present those concerns to the Board at a monthly meeting, or by letter, but NOT at the Annual Meeting. The Annual Meeting often takes several hours to cover the items on the agenda and it is not the forum for resolution of personal, individual issues. These are best dealt with through an independent meeting with the Directors or at the monthly Board meeting.

Over the years we have been able to provide for growth in the number of residents and increasing demand on our marine facilities, roads, parks, and piers. In addition to maintaining a fiscally sound Association, the objectives of the Board of Directors include promoting an environment of safety, beauty, relaxation, recreation, equal enjoyment, and neighborliness for all.

The information below is presented as a set of guidelines for enjoying Cedar Point Park. It is not intended to detail the letter of the law but rather the spirit. When a better understanding is needed, you may contact the Association Administrative Assistant, or any member of the Board of Directors.

SAFETY FIRST

Ours is a waterfront community. Safety in and near the water is the highest priority. Behavior which places any person in danger is absolutely prohibited.

Please remember that our roadways are also footpaths. The speed limit on all Association roads is 20 miles per hour. All vehicles are obligated to adhere to these 20 miles per hour speed limit on Association-owned roads.

Speed limit compliance has been an ever-increasing problem in recent times. It is every Association member's responsibility to comply with and enforce our 20 mph speed limit. Offenders should be approached and diplomatically reminded of the 20 mph speed limit and the dangers created by non-compliance. If this effort fails, a complaint form should be filled out and forwarded to the Board of Directors.

PARKS

Our parks are one of the outstanding assets of the Cedar Point Park community. To sustain these assets we all must make every effort to maintain the cleanliness and the restful atmosphere of our parks. Food or beverages of any kind are only permitted in the parks or on the piers in unbreakable containers. You must clean up and bring your garbage back to your home for proper disposal. No person shall deposit, place, or throw any cans, bottles, debris, refuse, garbage, solid or liquid waste, sewage, or effluent into the waters of the lake or upon the ice when formed, or cause or permit the same to be done by any owner, his/her/their guests, invitees, licensees, renters, employees, etc. Picnics and social gatherings should be held on the host member's private property unless authorized by formal request of the Association Board of Directors.

Some other park-related items which all members, guests, and tenants should be aware of are:

- (1) Parks close at 11:00 p.m.
- (2) No camping is permitted on any Association-owned property.
- (3) The operation of motor-driven vehicles, such as motorcycles, all-terrain vehicles, snowmobiles, and golf carts, is prohibited in our parks. The riding of bicycles and scooters in and through the parks is not permitted. When exceptional circumstances exist, such as a physical handicap, a special use permit may be issued by the Board for the use of an electric golf cart for a member to travel directly between one's property and a specific designated parkway location.
- (4) Hitting of golf balls, ball games, Frisbee throwing, and other athletic activities are not permitted in lake-front parks. The John A. Bohm Athletic Field located on Washington Parkway is available for these activities however that the driving of golf balls is never permitted.

ROADS

All of the roads in Cedar Point Park (except Cedar Point Drive) are private roads owned and maintained by the Association. The speed limit on Association roads is 20 mph.

BURNING OF LEAVES ON ANY ASSOCIATION ROAD IS STRICTLY PROHIBITED.

Maintenance of our roads is an extraordinarily large annual expense. Burning on the road degrades the integrity of the asphalt pavement. This results in premature repair or extraordinary resurfacing costs.

Only licensed automotive vehicles are permitted to use our roadways. The use of all-terrain vehicles, skateboards, scooters, and roller blades on Association roads are not allowed. Electric golf carts are not allowed except when special written permission has been granted by the Board of Directors to allow handicapped members to access the lake front.

Parking on the roadway is not allowed. The roadway is described as follows:

"That portion of the ROAD which has been improved, designed, or ordinarily used for vehicle travel (exclusive of the shoulder)."

Guests should be requested to park in the host member's driveway or parking area or in one of the Association's off-road designated parking areas. Four (4) paved lots are provided by the Association. These lots are intended for automobiles only. They are not storage lots and are not intended to be used for the parking of trailers or mobile homes. [Refer to the Village of Williams Bay Ordinance Chapter 8.05 2 (c)]. Long-term parking is not permitted on the shoulder of any Association road or in any Association parking lot. The shoulder is that portion of land between one's property and the paved roadway. Parking on the shoulder of any Association road or in any Association parking lot is prohibited when more than two inches of snow is on the ground to allow for plowing of Association roads. Rocks or other objects should not be placed on the shoulder of any Association Road.

BOATING

The first rule of boating is "safety first." Primary consideration must be given to the safety as well as the convenience of those members and guests using our piers. With this in mind, boaters will please comply with the following:

- (1) A boat must NEVER enter a designated swimming area.
- (2) Boats should be moored to a pier ONLY for loading and unloading and only for that period of time needed to do so.
- (3) Skiers may not launch from any pier (Wisconsin State law)
- (4) Powerboats are required to approach and depart from piers at a "no wake," "dead slow" speed.

(5) Anyone born after January 1, 1989, is required to pass a boater education course in order to operate any boat. See <https://dnr.wi.gov/files/pdf/pubs/le/le0301.pdf> as to boating laws in Wisconsin.

Boaters should familiarize themselves with all safe boating practices as well as State of Wisconsin boating regulations. A handbook is available by writing the: Department of Natural Resource, P.O. Box 7921, Madison, Wisconsin 53707 or by visiting its website: <https://dnr.wi.gov/files/pdf/pubs/le/le0301.pdf>

A detailed letter with information, registration form, and explanation of our Cedar Point Park marine rules and regulations is distributed annually to members who have marine facilities and is available upon request of our office or on our website: www.cedarpointpark.org

FISHING ON PIERS

Anyone fishing from any of our Association piers is expected to keep the piers neat and clean and to leave the piers free of any debris. A fishing line should never be cast into a designated swimming area. The safety of swimmers and those loading or the unloading of boats is of the highest priority. Do not allow bait containers or any debris or equipment to be deposited in the lake.

SWIMMING AND THE USE OF PIERS

Rough and rowdy behavior on a pier is dangerous and prohibited. Swimming areas have been designated next to the largest piers and swimmers are required to stay within the limits of those established areas. Swimmers must stay clear of areas that may be used by an approaching boat. Swimmers must also stay out from underneath piers. The reason for this is that a sudden wave or boat wake can lift an unsuspecting swimmer up and into a beam causing a serious head injury and/or drowning.

Lifesaving rings are provided on each swimming pier. These are for emergency use only. Persons using a pier must acquaint themselves with the location and use of these lifesaving rings and must be prepared for an emergency.

Early and late swimmers should keep their voices low so neighbors are not disturbed. Everyone should be out of the parks and off the piers by 11:00 p.m.

DOGS

Dogs must be on a leash and under control whenever they are off the owner's premises anywhere in Cedar Point Park. Williams Bay Village Ordinance 8:09 states:

"No person shall own, harbor or keep any dog which is off the premises of its owner without being securely fastened to a leash, held and under control of its owner or agent."

Any dog allowed to run free outside of its owner's premises will be impounded by the Williams Bay police.

Constant barking, whether on or off the owner's premise, is annoying. This is a responsibility of the owner and is addressed by the Williams Bay Village Ordinance. When a dog is off the owner's premises or on any of our roadways, the owner or other person walking that dog must remove all fecal waste immediately.

NO DOG is allowed in any Association park, and this includes John A. Bohm Athletic Field on Washington Parkway, unless it is on a leash and under control. No dogs are ever allowed on Association piers unless to go directly to the owner's boat or is a valid service dog accompanying any person with a disability and under that person's control. A service dog is defined as: Any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disorder. If any member has a certified service dog, he or she must notify the Association office in writing detailing why the dog is necessary.

GARBAGE AND YARD WASTE

Every homeowner has the responsibility of becoming informed as to what Village practices and services are in effect.

Trash should be placed in covered trash containers with tight-fitting lids. Leaving trash at the side of the road in plastic bags is not acceptable and not allowed. Plastic bags will not prevent intrusions by wildlife. Strewn garbage is both unsightly and unhealthy.

As of this writing, the following information is correct, but changes will occur as needed:

- (1) Regular trash pick-up, for household trash only, is early Monday morning. No yard waste will be removed with Monday morning pick-up. This includes grass clippings, leaves, and branches. Trash cans are to be put away promptly after trash pick-up.

- (2) The Village of Williams Bay does provide brush pick-up upon request. You must call the Village Hall by Noon on Mondays to schedule a stop at your home on the following Tuesday. Brush must be placed at the roadside with the cut ends facing the road. A reasonable large amount of brush will be removed free of charge. Any amount of brush requiring more than 10 minutes of labor to remove will be charged to the homeowner at an hourly rate. Please contact the Village for specifics.
- (3) The Village of Williams Bay has a leaf-removal program. Leaves that are deposited at the roadside will be removed by Village personnel on Monday mornings during the months of April and November. BURNING OF LEAVES IS NOT ALLOWED ON ANY ASSOCIATION ROADWAYS.
- (4) Burning of trash is NOT allowed.
- (5) Leaves and grass clippings may be composted on the member's property or removed to the Village composting site at 230 Williams Street. Currently, this site is open from 7:00 a.m. to 3:00 p.m. on Wednesdays from May 15 to December 15. The site is open all year on Saturdays from 8:00 a.m. to 4:00 p.m. Check with the Village Hall Street Department to confirm these hours of operation.
- (6) Removal of mattresses, furniture, refrigerators, and other appliances must be arranged for independently by their owner or custodian.
- (7) Recycling is a Village requirement. One recycling bin per household can be obtained by the Village Street Department at 230 Williams Street. Recycling containers should be placed at the edge of your property near the road for early Monday morning pick-up. Details of recyclable materials can be found in the Village ordinances on this subject.

Remember that our roads are not alleys. The areas adjacent to the roadway bordering each member's property should be kept clean and orderly. Unsightly objects or conditions on your property should be removed, remedied, or at the very least shielded from the view of others. Those fortunate enough to have homes facing the lake should remember the rear of your home oftentimes is part of someone else's "view of the lake." For this reason, special consideration should be given to the maintenance of these areas.

WEEDS AND TREES

Village Ordinance 11.03(6) requires that grass and weeds on all property be mowed. This applies to vacant and occupied property. All dead or infected trees on owner's property are the responsibility of the property owner and must be removed. Village permission is required for the removal of certain trees and, specifically, for the removal of those trees six (6)

inches in diameter or larger at a point four (4) feet above grade level. Contact the Village Hall for specifics.

In addition, the Cedar Point Park Association has adopted a Tree Preservation Policy, which is noted in Section IX of this packet or on our website.

BURNING OF LEAVES

The burning of leaves in Williams Bay is prohibited. Consult the Village Ordinance Chapter 10.11 Burning (as amended by Board action on 05-16-16) for details.

BUILDING CODE

Cedar Point Park requires strict adherence to the Village of Williams Bay Building Code Ordinance. This strict building code protects the investment of all Association members. To expedite the process, it is required that project plans, surveys and the like, be submitted for review by the CPPA Building Committee first before presentation to the Village. Once reviewed, the CPPA Building Committee will send its letter to the Village Building Inspector. The Village Building Department is the final arbiter of all CPPA building projects.

No construction may occur on any nationally recognized holiday or on Summer weekends from Memorial Day through Labor Day. Construction from Labor Day to Memorial Day on weekends is limited to the hours of 9 am to 8 pm. Hours where construction equipment noise is prohibited (noise may still be unreasonable outside of these times): 8 pm to 7 am Monday thru Friday and 8 pm to 9 am on Saturdays and Sundays. Construction shall not begin before 7 am ending by 8 pm.

ASSESSMENTS, FINES AND LIENS

Each lot owner is mailed an assessment bill every year after the July Annual Association Meeting which may include other charges due from the lot owner. Failure to pay by the due date will incur a penalty and interest. The burden is put on members to expect to receive this assessment bill and to pay the entire amount due. If you do not receive your assessment bill by mail, please call our office for a duplicate copy and make sure we have your current address and that you are the one owner responsible for payment.

The Cedar Point Park Association By-Laws state that members who violate our regulations can be fined, and have their marine privileges revoked, if applicable. When an owner disputes the Board's determination, a member will have the ability to have a hearing on this matter.

RENTED PROPERTY RESTRICTED TO 30 OR MORE CONSECUTIVE DAYS:

The State of Wisconsin, as of 9/23/17, allows homeowners to rent their residences or vacation homes (home) for compensation for 7 days or more at a time. This same law allows Cedar Point Park Association (CPPA) to make restrictions limiting these and any and all rentals regardless of rental periods. Due to the increased burden placed upon CPPA and for the benefit of all homeowners, the Board of Directors declared that the minimum rental period is 30 or more consecutive days. CPPA requires that any member who chooses to rent must register all renting occupants with CPPA and pay a deposit of \$1,000. Failure to register renting occupants with CPPA will result in a fine. Only those registered renters are permitted to use common areas including parking lots, parks, and piers. Only CPPA owners are permitted to use their assigned marine privileges and these privileges cannot be made a condition in any owner's rental agreement. No notices of rental or renewal agreements shall state that marine privileges, of any kind, can be used by an owner's renter.

Registration is also required in the Village of Williams Bay so as to comply with its ordinances. In addition, if any member's guests, invitees, licensees, or renters cause damage to any of our parks, piers, facilities, or community property (common areas), damages may be assessed to that owner member. We grant authority to enforce these rules to our Association Manager. CPPA reserves the right to impose fines to be levied against that member's real property and/or to revoke the member owner's marine privileges, for any and all violations of this policy.

SECURITY ALARMS

All residence owners who have security alarms are required to register them at the Village Hall on an annual basis.

ADVERSE POSSESSION

Our Association recognizes that some lot owners are using and maintaining some of our common areas as their own. These areas were originally platted by our founders for the use and enjoyment of all Association members. See our annual Adverse Possession letter mailed to our

membership and which appears on our website for more information as to your use of our common areas.

REAL ESTATE TRANSFERS

If you intend to sell your property, either through a real estate agent or by a private sale, please know that all assessments, fines, and/or liens of record must be paid before we will give our financial clearance letter. Presently, in addition to a service charge of \$2,000.00 payable to the order of Cedar Point Park Association, we require at least ten (10) days notice and all information regarding the following:

- (1) the name of the current owner(s);
- (2) the date of the intended closing of the proposed transaction;
- (3) the lot number(s) and address of the property in question.
- (4) the name, mailing address, and telephone number(s) of the intended buyer(s) or transferee(s)
- (5) the forwarding address of the seller(s).

The first 4 requirements above are needed if you intend to buy or change title to your CPPA real estate by adding names or by putting legal title into the name of any legal entity such as a trust, LLC, LLP, etc. In addition, we require the name and contact information of the one (1) title owner who will be responsible for paying assessments and for voting at our annual or special meetings. If you have marine facilities, you may also need to contact our Marine Committee to update information pertaining to registration, etc.

HARRASSMENT:

Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, licensees, invitees, or directed at Cedar Point Park management, its agents, its employees, or its vendors. The Board of Directors may impose fines for such infractions. In accordance with our By-laws, a member(s) who feels wrongfully fined has the right to present his or her position at a hearing before this Board at a mutually agreed upon time and place.

FINALLY:

It is the responsibility of every Association member to both comply with and enforce the rules of the Association. In addition to becoming aware of our Association By-Laws, as residents of Cedar Point Park we are subject to all current and new laws of the State of Wisconsin as well as all existing and new ordinances of the Village of Williams Bay. We want to emphasize that it is your responsibility to become aware of these laws and ordinances which may affect you. Every effort is being made by your Cedar Point Park Association Board to keep itself informed of any changes of laws and of those of particular importance to us may, from time to time, be disseminated to you for your information and/or action. Please refer to our website for access to the Village of Williams Bay Ordinances.

Please ensure that every member of your household is familiar with the contents of this document, this would include family members, guests, and tenants.

When you observe an Association rule being broken, tactfully ask the individual if he or she is aware that a rule exists which addresses the behavior that concerns you. This usually resolves the situation then and there. If it does not, provide a brief explanation of why the rule exists.

If you're polite and tactful attempts to resolve the situation have failed, a complaint form should be completed. A complaint form is available on our website. For further information on this process, please refer to our By-Law: ARTICLE X Section 5 ENFORCEMENT.

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For additional information concerning Cedar Point Park Association and for any updates, please see our website at: www.cedarpointpark.org.