

BYLAWS
OF
VILLE DU PARC III HOMEOWNERS ASSOCIATION, INC.

Adopted 1966, amended in November 1996, February 2024, and February 2025..

ARTICLE I

Membership

1.01

The members of the Ville du Parc III Homeowners Association, Inc. (hereinafter called "The Association") shall be such persons (natural and corporate) as stated in the Articles of Incorporation, that is, each owner of a platted lot in the subdivision in Section 13, Township 9 North, Range 21 East, City of Mequon, known as Ville du Parc III.

1.02

Any person claiming to be a member of the Association shall establish his right to membership to the satisfaction of the Association.

1.03

No membership or initiation fee shall be charged, nor shall members be required to pay at any time, any amount, except to pay when due, the charges, assessments and special assessments mentioned in the Articles of Incorporation and the Deed Restrictions.

ARTICLE II

Voting and Voting Rights

2.01

As provided in the Articles of Incorporation, each member in good standing shall have one vote for each platted lot owned by the member. For the purposes of this Article II, a lot shall include only residential building sites, and shall exclude outlots not used for such purpose, regardless of ownership.

2.02

Members shall vote in person or by proxy executed in writing by the member.

2.03

No proxy shall be valid after eleven months from the date of its execution.

2.04

A corporate member's vote may be cast by the President of the member corporation or by any other officer or proxy appointed by the President or designated by the Board of Directors of such corporation.

2.05

Where directors or officers are to be elected by the members, such elections may be conducted by mail.

ARTICLE III

Meeting of the Members

3.01

The annual meeting of the members shall be held no later than Feb 28th of each year at such a place in Ozaukee County or Milwaukee County as the notice of the meeting shall indicate.

3.02

Special meetings of the members may be called by the President, the Board of Directors, or by members having one-twentieth (1/20) of the votes entitled to be cast at such meeting.

3.03

Written notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than seven (7) nor more than thirty (30) days before the date of the meeting, either personally or by mail, by or at the direction of the President, the Secretary or the officer or person calling the meeting, to each member entitled to vote at such meeting.

3.04

Members holding one-fourth (1/4) of the votes entitled to be cast, present in person or represented by absentee ballot, shall constitute a quorum at a meeting of members. A majority of the votes entitled to be cast, by the members in person or represented by absentee ballot at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted upon by the members.

ARTICLE IV

Directors

4.01

The affairs of the Association shall be managed by the directors of the Association who shall be three in number. As long as any of the developers of the property which is under the jurisdiction of the Association on any lots which confer voting rights upon one or more of them, the directors need not be members, but when such developers cease to hold any voting membership, a majority of the directors elected or chosen thereafter shall be members.

4.02

The Directors shall be elected at the annual meeting of the members. The term of office of a Director shall be two (2) years. Vacancies may be filled at any time by a majority of the remaining directors. Each director shall hold office until his successor shall have been elected or appointed and qualified.

4.03

The Board of Directors may, by resolution adopted by a majority thereof, designate one or more committees, each committee to consist of at least one (1) Directors elected by the Board of Directors, which to the extent provided in said resolution shall have and may exercise, when the Board of Directors is not in session, the powers of the Board of Directors in the management of the affairs of the Association, except action in respect to election of officers or the filling of vacancies in the Board of Directors or committees created pursuant to this paragraph.

4.04

All meetings of the Board of Directors shall be held within Milwaukee or Ozaukee Counties, Wisconsin.

4.05

Meetings may be called by or at the request of the President or any two (2) Directors at such place as the person or persons calling the meeting shall designate.

4.06

Notice of any meeting shall be given by oral or written notice delivered personally or mailed to each Director at least ninety-six (96) hours previous thereto.

ARTICLE V

Officers

5.01

The officers of the Association shall consist of a president, one or more vice presidents, a

secretary, a treasurer, and such other officers and assistant officers as may be deemed necessary. All officers shall be elected or appointed annually by the Board of Directors. Any two or more officers may be held by the same person, except the offices of president and secretary and the offices of president and vice president.

5.02

Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Association shall be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Election or appointment shall not of itself create contract rights.

5.03

Officers shall be members of the Association.

5.04

A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

5.05

The President shall be the principal executive officer of the Association and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the Association. He shall, when present, preside at all meetings of the members.

5.06

The officers shall have such duties and functions as are generally held or performed by such officers in business corporations, and such additional duties and functions as may be established by the Board of Directors. Additional officers and assistant officers shall have charge of and shall perform such duties as may be authorized by the Board of Directors and assigned to them by the President.

ARTICLE VI

Charges, Assessments and Special Assessments

6.01

As set forth in the Deed Restrictions applicable to the property (which Deed Restrictions were recorded with the Ozaukee County Register of Deeds on September 6, 1966 as part of Document No. 212484), the Association may assess a general annual charge or assessment (including a special assessment) upon the property under its jurisdiction, for the purposes

specified in such Deed Restrictions. The owners of lots at the time each charge or assessment is made shall be personally obligated to pay such charges, assessments and special assessments to the Association. If the applicable annual charge or assessment is not paid by the owner(s) on or before the due date set forth in the written Notice regarding said charge or assessment (which due date shall not be less than 60 days prior to the circulation date of said Notice), such unpaid charge or assessment shall bear interest at the rate of 6 percent per annum and the Association may file an action against the owner(s) for the collection of same, with the Association also being entitled to recover against the owner the Association's costs and expenses of collection, including, without limitation, its actual attorney fees incurred relating to such action. In addition, a lien for the unpaid charge or assessment, with the aforesaid interest thereon, may be filed (as executed by an officer or agent of the Association) against the property and the owner(s) in the offices of the Clerk of Circuit Court and the Register of Deeds of Ozaukee County as further referenced in the Deed Restrictions and in accordance with Wis. Stats. Sec. 779.70, and the lien may be foreclosed in the same manner as a construction lien, except that the reasonable attorney fees and costs incurred by the Association relating to same shall also be allowed.

6.02

The funds collected by the annual assessment shall be used only for carrying out the functions and purposes for which the Association was organized, the expenses incidental thereto.

6.03

Special assessments may be made by the Board of Directors against any lot to cover all or any portion of the expenses incident to the enforcement of the recorded Deed Restrictions concerning said lot, and for caring for vacant, unimproved or unkempt lots and removing weeds, grass or any other unsightly or undesirable objects therefrom.

ARTICLE VII

Architectural Control Committee

The general purpose of this declaration is to help assure that the Subdivision remains an attractive community.

7.01

An Architectural Control Committee shall be created and appointed by the Directors. The Committee shall consist of three (3) members. A majority of the Committee may act for the Committee. The members of the Committee shall not be entitled to any compensation for services performed as a member of the Committee. All members of the Architectural Control Committee must be members of the Association. The Committee shall carry out the intents

and purposes of the Deed Restrictions and Easements affecting the property with which the association is concerned.

7.02

Common Parking Areas. No more than two vehicles per household may be parked in common parking areas on a regular basis.

Request your guests to park in visitors' parking blacktop parking areas of the Common area. These spaces are not assigned to any one particular house, and are not to be monopolized under any circumstances, they are to be shared. Expectation is for common parking to be used for vehicles in routine use. Board should be notified of any vehicles not in routine use to be further reviewed.

Vehicles. Each individual home shall be restricted to a total number of no more than twice their garage capacity. Boats, campers or trailers must be included in this total and are to be parked inside garages, as should trucks and vans. This total shall not include visitors or guests who are here for a brief period. No more than three vehicles in routine use may be parked in your driveway on a regular basis. Boats, campers or trailers may be parked for a maximum of three (3) days for loading/unloading. If you exceed any vehicle restrictions, please contact the board.

Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or a sign used to advertise the property during the construction and sales period. All signs shall be located at least ten feet back from the lot line.

Temporary Structures. No structure of a temporary character and no trailer, basement, tent, shack, garage, barn; or other outbuilding shall be used on any lot at any time as an additional residence, either temporarily or permanently.

Animals and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose, or allowed to annoy neighbors.

Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary covered containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and suitably screened from view from streets. All homes shall be equipped with a garbage disposal unit connected with the sewer.

Water Supply. Each home shall be connected to the water supply of the City or public utility and no individual wells to provide water shall be permitted.

Sewage Disposal. Each home shall be connected with the municipal or other common sewer system and no septic tank or individual sewage system shall be permitted.

Antennae. No external television or similar aerial shall be erected without the prior approval of

the architectural control committee.

Nonliability of City. The owners and occupants of any lot which abuts a street or court for which the right-of-way is 30 feet or less in width shall have no right or cause of action against the City of Mequon, its employees, or agents for any damage caused to property located within 25 feet of the center of said right-of-way by the City, its employees, or agents in the course of maintaining and servicing such street or court. The foregoing provision may not be amended, modified, or repealed without the consent of the Common Council of the City of Mequon.

7.03

The Architectural Control Committee shall be governed by the following guidelines:

1. Not more than one home shall be built on each lot and it shall be for a single family residential use only. It shall not exceed two and one-half stories in height.
2. Any associated garage shall be attached to the home and shall not exceed three single sized garage doors.
3. The home shall be traditional in design with a major portion brick or stone, except that reproductions of historic colonial homes may be entirely finished with siding.
4. The attached garage shall be located so that only one side faces an adjacent street. In the case of a corner lot, this means that the garage is attached to the side of the house which is away from the corner.
5. The driveway shall be black asphalt, concrete, or similar hard surface material.
6. The roof, except for the nearly vertical portion of a mansard roof, shall be asphalt shingles or natural wood shingles. Any additional roofing items (solar panels, satellite dishes, ect.), please contact the Architectural Board for recommendations on placement.
7. There shall be no outdoor swimming pool.
8. There shall be no television antenna or radio transmitting antenna mounted external to the house.
9. Open fences made of wood are permitted when they are part of a coordinated landscape plan approved by the Architectural Control Committee and do not outline a major portion of the property's perimeter. Open metal fences are permitted only when they are effectively screened by permanent plantings. Wooden barrier type fences (stockade, basketweave, etc.) of reasonable height are permitted in limited length where

they provide desirable screening. Barriers type fences along property lines are prohibited.

10. Sump pump discharge shall be located and controlled to follow the natural drainage of the land and comply with the City of Mequon requirements without becoming an eyesore.

7.04

Owners of lots planning construction of new homes and owners of existing homes who contemplate external modification (including landscape) to their homes shall obtain approval of their construction and/or landscape plan(s) by the Architectural Control Committee prior to permitting construction to start.

7.05

The Architectural Control Committee shall have such additional duties, functions and guidelines as may be established by the Board of Directors and enumerated in the minutes and records of the Association.

ARTICLE VIII

Good Neighbor Policies

In order to keep and maintain high standards of appearance and quality living in our development, all residents are urgently requested and expected to abide by the following rules which have been made by the Ville Du Parc III Homeowners Assn.

8.01

Leasing and Short Term Renting. Single Family Residential Lots may be rented only in their entirety; no fraction or portion may be rented. All leases shall be in writing and shall be for an initial term of no less than 30 days, except with the prior written consent of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Lot Owner within ten days of execution of the lease. The Owner must make available to the lessee current copies of the Declaration, Bylaws, and the rules and regulations available from the Board.

Maintain Your Home. Paint/stain regularly, repair roofs, replace aging siding and doors. Remove Christmas lighting and /decorations in a timely manner. Trim overgrown bushes/hedges, weed and maintain special landscaped areas. Mow your lawn regularly, control weed growth, and shovel snow.

Noise. The subdivision declarations clearly state that loud noise will not be tolerated. Be courteous and let your neighbors know in advance if you are having a party.

Common Areas. Driving and parking on lawn areas of the Common area with cars, trucks, motorcycles, minibikes, snowmobiles, bicycles, and other similar vehicles is forbidden. Residents are responsible for the repair of damage to lawns, shrubs, gas lamps, mailboxes, asphalt paving as well as to buildings caused by themselves, their families, their

guests or their pets. Please keep garage doors closed whenever possible to enhance the appearance of our development.

Pets. Animals must be on a leash and attended by an adult. Under Mequon ordinances, a pet must be under the control of a family member over 12 years of age. Don't tie your dogs out early or leave them on porches if they are going to bark and create an annoyance to others. Don't allow your pets to litter on other peoples' lawn areas or to urinate on their shrubs and flowers. For health as well as aesthetic reasons, owners of pets are expected to promptly clean up and dispose of any deposits in any areas between and adjacent to buildings. The lawn care people will refuse to cut areas where there is an accumulation of feces. Any such problem area that exists for an extended period of time will be reported to the Mequon health authorities.

Garage Doors. Make an effort to keep your garage door closed. This will deter vandalism and theft, increase safety, and improve the overall appearance of the neighborhood.

Home/Property Improvements. Improvements to your property which require a city permit must also be approved by the Homeowner's Association. Contact the Association president if necessary.

8.02

Complaints shall be made to the Officers of the association.

Non-compliance with these rules shall result in any or all of the following (to be determined by the Board of Directors):

1. Written Warning
2. Loss of voting rights
3. Fines and/or liens against property. Parking violations will be reported to the Mequon police.

All rules of the above also apply to guests. Renters and residents shall be responsible for the actions of their guests. Each owner of a rental property is responsible for the actions of their renters.

ARTICLE IX

Court Assignments

9.01

For the purpose of Board of Directors representation, court maintenance and other administrative matters, properties are assigned to one of six courts and two roads as follows:

- A. Colette Court
- B. Celeste Court
- C. Joliet Court
- D. Renee Court

- E. Parc Court
- F. Pierre Court
- G. Yvonne Drive
- H. Fleur de Lis Drive

ARTICLE X

Authority and Amendments

10.01

These By-Laws are an extension of the Articles of Incorporation and Deed Restrictions. Where provisions of these three documents are not identical, the wording of the most recent shall prevail.

10.02

These By-Laws may be amended by a majority of all the votes eligible to be cast by members of the Association.