SWISS VILLAGE EAST SUBDIVISION

AMENDED AND RESTATED RESTRICTIONS AND REGULATIONS

TABLE OF CONTENTS

		PAGE
RECITALS		1
ARTICLE I – DEFINITIONS		3
Section 1.	Act	3
Section 2.	Articles	3
Section 3.	Association or Corporation	3
Section 4.	Ballot	3 3 3
Section 5.	Board of Directors or Board	3
Section 6.	Bylaws	4
Section 7.	Committee	4
Section 8.	Common Properties	4
Section 9.	Declarant	4
Section 10.	Default or Owner Fault	4
Section 11.	Dwelling	4
Section 12.	Electronic Transmission or Electronically Transmitted	4
Section 13.	Entrance Way, Landscaping, and Perimeter Improvements	4
Section 14.	Good Standing	5
Section 15.	Governing Documents	5
Section 16.	Improvement	5
Section 17.	Lot	5
Section 18.	Member	5
Section 19.	Mortgagee	5
Section 20.	Non-Owner Occupant or Occupant	5
Section 21.	Owner or Lot Owner	5
Section 22.	Permittee	6
Section 23.	Person	6
Section 24.	Proper Purpose	6
Section 25.	Property	6
Section 26.	Restrictions and Regulations	6
Section 27.	Right to Inspect	6
Section 28.	Roadway	6
Section 29.	Subdivision	7
Section 30.	Tenant.7	
Section 31.	Townships	7
Section 32.	Volunteer	7

ARTICLE II -	- PROPERTY SUBJECT TO THIS AMENDED AND RESTATED	_
	RESTRICTIONS AND REGULATIONS	7
Section 1.	Legal Description of Property	7
Section 2.	Title to Common Properties and Roadway	7
	1	
ARTICLE III	– PROPERTY RIGHTS IN THE COMMON PROPERTIES AND ROADWAY	7
Section 1.	Owners' Easements of Enjoyment	7
Section 2.	Limitations of Easements	8
Section 3.	Delegation of Use	8
Section 4.	Additional Easements	9
Section 5.	Uniform Application	9
ARTICLE IV	– PROPERTY OWNERS' ASSOCIATION	9
Section 1.	Creation	9
Section 2.	Purposes	9
Section 3.	Functions	11
Section 4.	Membership and Transfer of Assets	12
Section 5.	Articles, Restrictions and Regulations, and Bylaws	13
Section 6.	Directors	13
Section 7.	Principal Office	13
Section 8.	Notice	13
ARTICLE V	– COVENANT FOR MAINTENANCE ASSESSMENTS	13
Section 1.	Purpose of Assessments	13
Section 2.	Personal Obligation of Assessments and Creation of Lien	13
Section 3.	Uniform Rate of Assessments	14
Section 4.	Annual Assessments	14
	A. Notice of Annual Assessment Amount	14
	B. Increases in Annual Assessment Amount	14
Section 5.	Special Assessments Without Owner Approval Required	14
Section 6.	Special Assessments With Owner Approval Required	15
Section 7.	Meeting for an Increase in Annual Assessment Amount or Special	
	Assessment with Owner Approval Required	15
	A. Notice	15
	B. Quorum	15
	C. Voting	15
Section 8.	Payment of Assessments	16
	A. Penalties for Assessments in Default	16
	B. Remedies of the Association for Nonpayment of Assessments	16
Section 9.	Written Statement with Respect to Assessments Prior to Sale or Transfer of Lot	16

Swiss Village East Subdivision Amended and Restated Restrictions and Regulations Table of Contents Page 3

Section 10. Section 11.	Exempt Property Subordination of the Lien to Mortgages	17 17
ARTICLE V	I – WATER AND SEWER SERVICE	17
Section 1.	Water and Sewage	17
Section 2.	Water Service Availability Charge	17
Section 3.	Tap Fee	18
Section 4.	Special Assessment District	18
ARTICLE V	II – ARCHITECTURAL REVIEW	18
Section 1.	Architectural Committee	18
Section 2.	Preliminary Approval	19
Section 3.	Final Approval	19
Section 4.	Variance Required	19
Section 5.	Approval and Disapproval	19
Section 6.	Failure to Act	20
Section 7.	Form of Approval	20
ARTICLE V	III – BUILDING AND USE RESTRICTIONS	20
Section 1.	Purpose	20
Section 2.	Use of Property	20
	A. Residential Purposes Only	21
	B. Home Offices and Home Occupations	21
	C. Prohibited Uses	21
Section 3.	Dwellings, Garages, and Carports	22
Section 4.	Building Material and Quality	22
Section 5.	Building Location and Height	22
Section 6.	Free Board Structures	22
Section 7.	Building Completion Dates	22
Section 8.	Lot Size and Easements	23
Section 9.	Lot Grading and Clearing	23
Section 10.	Native Protection	23
Section 11.	Native Protection Strip Along Cedar River	23
Section 12.	Landscaping	24
Section 13.	Storage Tanks	24
Section 14.	Temporary Structures	24
Section 15.	Walls and Fences	25
Section 16.	Storage Containers and Dumpsters	25
Section 17.	Trash, Waste, and Recycling	25
Section 18.	Play Structures	25
Section 19.	Swimming Pools	25
Section 20.	Antennas	25

Section 21.	Signs and Flags	26
	A. Builder Signs	26
	B. For Sale Signs	26
	C. Garage Sale Signs	26
	D. Political Signs	26
	E. Flags	26
Section 22.	Weapons	27
Section 23.	Animals	27
	A. Service Animals and Emotional Support Animals	27
	B. Savage and Feral Animals	27
	C. Control of Animals	28
	D. Fences and Dog Runs	28
	E. Owner Responsibility	28
	F. Owner Liability	28
	G. Enforcement	28
Section 24.	Campfires	29
Section 25.	Lot Maintenance	29
Section 26.	Nuisance	29
Section 27.	Drones.	29
Section 28.	Solar Provision	29
Section 29.	Wind Energy Turbines	30
Section 30.	Leasing and Non-Owner Occupancy of Dwellings	30
	A. Definitions	30
	(1) Lease	30
	(2) Leases Dwelling	30
	(3) Non-Owner Occupant	30
	(4) Tenant or Renter	31
	B. Exemptions to Leasing Restrictions in General	31
	(1) Exemption for House-sitter, Animal-sitter, or Caregiver During	
	Temporary Absence of Owner	31
	(2) Exemption for Association	31
	C. Right to Lease or Occupy a Dwelling	32
	D. Leasing Procedures	32
	E. Violation of Governing Documents by Tenants or Non-Owner	
	Occupants	32
Section 31.	Underground Utilities	33
Section 32.	Easements and Other Conditions	33
Section 33.	Destruction of Building by Fire; Duty to Repair Timely	34
Section 34.	Common Properties	34
ARTICLE IX	– MEMBERSHIP MEETINGS	35
Section 1.	Location	35
Section 1. Section 2.	Virtual Meetings	35
	· · · · · · · · · · · · · · · · · · ·	

Swiss Village East Subdivision Amended and Restated Restrictions and Regulations Table of Contents Page 5

Section 3.	Procedure	35
Section 4.	Annual Meetings; Agenda	35
Section 5.	Special Meetings	35
Section 6.	Notice of Meetings	36
Section 7.	Waiver of Notice	36
Section 8.	Quorum	36
Section 9.	Adjournment for Want of Quorum	37
Section 10.	Consent of Absentees	37
Section 11.	Minutes; Presumption of Notice	37
Section 12.	Electronic Transmission of Meeting Documents and Communications	37
ARTICLE X	- VOTING	38
Section 1.	Voting Rights	38
Section 2.	Eligibility to Vote	38
Section 3.	Designation of Voting Representative	38
Section 4.	Voting. 39	
	A. Methods of Voting	39
	B. Proxies	39
Section 5.	Majority	39
Section 6.	Approval of Actions by Written Ballot Without a Meeting	40
ARTICLE XI	– BOARD OF DIRECTORS	40
Section 1.	Size and Term of Office	40
Section 2.	Eligibility	40
Section 3.	Nominations	41
Section 4.	Voting for Directors	41
Section 5.	Powers and Duties – Generally	41
Section 6.	Specific Powers and Duties	41
Section 7.	Management Agent	44
Section 8.	Vacancies	44
Section 9.	Removal or Recall of Directors	44
Section 10.	Meetings of the Board of Directors	45
	A. First Meeting of a New Board of Directors	45
	B. Regular Meetings	45
	C. Special MeetingsD. Meetings Via Remote Communication	45 46
	$\boldsymbol{\varepsilon}$	46
	E. Voting on Actions Without a MeetingF. Waiver of Notice	46
	G. Quorum and Voting	46
	H. Executive Sessions	46
	I. Meeting Minutes	47
	J. Electronic Transmission of Meeting Documents and Communications	47
		. ,

Section 11.	Fidelity Bonds; Employee Dishonesty Insurance	47
Section 12.	Conflicts of Interest	47
Section 13.	Committees	48
ARTICLE XI	II – OFFICERS	48
Section 1.	Designation	48
	A. President	48
	B. Vice President	48
	C. Secretary	48
	D. Treasurer	49
Section 2.	Election or Appointment of Officers	49
Section 3.	Term of Office	49
Section 4.	Removal or Resignation of Officers	49
Section 5.	Office Vacancies	50
Section 6.	Miscellaneous Duties	50
ARTICLE XI	III – INDEMNIFICATION OF DIRECTORS, OFFICERS, AND VOLUNTEERS; DIRECTORS' AND OFFICERS' INSURANCE	50
Section 1.	Indemnification of Directors, Officers, and Non-Director Volunteers by the Association – Generally	50
Section 2.	Indemnification of Directors, Officers, and Non-Director Volunteers by the	
Section 3.	Association – Derivative Actions in the Right of the Association Directors' and Officers' Liability Insurance	51 51
ARTICLE XI	IV – FINANCES AND RECORDS	51
Section 1.	Fiscal Year	52
Section 2.	Banking	52
Section 3.	Investment of Funds	52
Section 4.	Financial Statements	52
Section 5.	Association Records	52
Section 6.	Right to Inspect Association Records	52
Section 7.	Limits on Right to Inspect Association Records	53
Section 8.	Record Retention and Destruction	53
ARTICLE X	V – COMPLIANCE	54
ARTICLE X	VI – ENFORCEMENT AND REMEDIES	54
Section 1.	Remedies – Generally	54
Section 2.	Nonpayment of Assessments – Foreclosure of Liens	54
	A. Foreclosure Proceedings	55
	B. Notice of Action	55

Swiss Village East Subdivision Amended and Restated Restrictions and Regulations Table of Contents Page 7

	C. Expenses of Collection	56
Section 3.	Default of an Owner	56
	A. Legal Action	56
	B. Recovery of Costs and Legal Fees	56
	C. Removal and Abatement	57
	D. Assessment of Fines	57
	(1) Notice – Generally	57
	(2) Courtesy Notification	58
	(3) First Violation Notice with Opportunity to Defend	58
	(4) Default	58
	(5) Hearing and Decision	58
	(6) Second and Third Violation Notices	59
	(7) Fourth and Subsequent Violation Notices	59
	(8) Fine Amounts	59
	E. Reporting an Alleged Violation	59
Section 4.	Failure to Enforce Rights	60
Section 5.	Cumulative Rights and Remedies	60
Section 6.	Owner's Right to Enforce the Governing Documents	60
ARTICLE X	XVII – DURATION AND AMENDMENTS	60
Section 1.	Duration	61
Section 2.	Proposed Amendments	61
Section 3.	Membership Meetings Regarding Amendments	61
Section 4.	Voting by Written Ballot	61
Section 5.	Effective Date	62
Section 6.	Termination	62
ARTICLE X	XVIII – OTHER GENERAL PROVISIONS	62
Section 1.	Applicability of Township Ordinances	62
Section 2.	Insurance Proceeds	63
Section 3.	Appointment of Association as Attorney in Fact	63
Section 4.	Transfer of Rights and Powers	63
Section 5.	Captions	63
Section 6.	Number and Gender	63
Section 7.	Conflicting Provisions	63
Section 8.	Severability	63
Section 9.	Nondiscrimination Policy and Fair Housing Compliance	64