



Lakewinds Association Rules and Regulations

Revision 20-July -2025

Lakewinds Yacht & Sport (LYS) community includes people with diverse tastes and different lifestyles. Be considerate of others and cooperative so your behavior in your unit and common areas does not disturb or disrupt others from enjoying use of their units or common elements. Owners, residents, and their guests are responsible for ALL pages of Rules & Regulations, this first page is an abbreviated index.

- 1) **Quiet Times 10pm to 8am, Community Expectations**, (page 2) Entire Lakewinds property. Cleanliness, consideration, and cooperation is expected. **Violation: \$250 fine.**
- 2) **Parking** (page 3-4) Assigned parking **must** be used by residents for vehicles. Do not park at yellow curbs or block fire lanes, emergency access, access to trash/recycle dumpsters. **Violation: \$250 fine plus towing.**
- 3) **No Smoking/Vaping** (page 5) Applies to units/balconies/patios/garages and all indoor areas. No cannabis smoking/vaping on property. Smoking/vaping permitted 25' from buildings. **Violation: \$500 fine.**
- 4) **No Pets. No feeding animals/wildlife** (page 6) No pets applies in units and entire property. When required by State or Federal laws, Lakewinds BOD may approve a "reasonable accommodation request" for disabled/qualifying persons if requested. **Violation: \$250 fine.**
- 5) **Fire Safety** (page 7) No flame sources of any type in units or indoor/outdoor spaces or fireworks on Lakewinds property. Only Lakewinds supplied grills in approved areas allowed for use. **Violation: \$500 fine.**
- 6) **Architectural/Remodeling and Landscape/Grounds** (page 8) A uniform exterior appearance enhances property values. Remodeling of units/balconies/flooring requires BOD approval. **Violation: \$250 fine & costs to assess/restore.**
- 7) **Common Areas/Facilities Indoor & Outdoor** (page 9-11) Residents are liable for the conduct of their guests, including any damages caused. **Violation: \$250 fine.**
- 8) **General Rules, Behaviors, Communication** (page 12-14) **Violation: \$250 fine.**
- 9) **Rental/Leasing** (page 15-16) No renting/leasing/subletting of any type or length without compliance to the association leasing procedure. **Violation: \$250 fine & may include loss of leasing privileges.**



Lakewinds Association Rules and Regulations

Revision 20-July -2025

1) **QUIET TIMES 10PM TO 8AM.**

Violation: \$250 fine.

From 10:00 p.m. until 8:00 a.m., please turn down all radios and televisions and refrain from vacuuming or other activities audible outside your unit.

Applies property wide to units, balconies/patios, gazebo/decks area, docks, indoor/outdoor common areas. By 10pm, please turn down audio/visual equipment (particularly those located on shared walls and bass level), avoid vacuuming, and loud audible voices, impacting noises such as slamming doors, cabinets, laundry doors, noises that travel through walls, doors, windows that may disrupt others. Voices/music carry long distances on water, be particularly mindful not to disrupt Lakewinds residents and our neighbors nearby or across water.

LAKEWINDS COMMUNITY EXPECTATIONS

The Lakewinds community includes people with diverse tastes and different lifestyles. To insure that living at Lakewinds is equally pleasant for everyone, we request that residents and their guests observe the following rules of common courtesy.

CONSIDERATION: Please conduct yourself in such a way that your actions do not disturb others. Avoid making excessive noise or overcrowding our common facilities. Refrain from obvious irritants such as playing radios loudly and making excessive noise at night in the parking lots. Also, remember that others have a right not to hear you, as well as the right to share common facilities that you are using.

CLEANLINESS: Please pick up after yourself and your guests. Pay particular attention to the way you leave common facilities after using them. If an accidental spill in common areas, notify office so can be cleaned before staining. No personal items may be left or stored in common areas overnight.

COOPERATION: If someone asks you to refrain from an activity that is disturbing them, please try to comply. Monitor your own activities and remember that you are responsible for the behavior of your guests. If we all abide by rules of common courtesy, we can avoid excessive numbers of restrictive regulations and sanctions.

HARASSMENT*: Please call police if you experience harassment.

**MN Statute 609.749 Harassment; stalking; penalties.*

Please be familiar with our regulations governing facilities you are using. If you and your guests adhere to these rules, Lakewinds will be an enjoyable place for everyone.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

2) **PARKING RULES** *(alert guests to parking/towing rules prior to arrival)*

Violation of Parking Rules: \$250 fine and may be towed at owner expense.

Definitions

- Resident Parking Permit – Hang Tag (to be displayed on resident vehicle rear-view mirror).
- Resident Visitor Parking Permit - Hang Tag (to be displayed on visitor's vehicle rear-view mirror).
- Parking Permit Validation Sticker – Sticker to be applied to the Front of the Parking Permit verifying current valid status as per the expiration date. Renewed annually on or before November 1st of each year. ONLY made available with a completed registration form filed with the Lakewinds association property management company. Must be current with all fees and charges to receive the new permit validation sticker.
- Resident – Condominium occupant of record. As verified by ownership or current lease.
- Condominium unit – Condominium is defined as a dwelling that is of one contiguous space. Condominium's that have been conjoined are considered 1 unit.

Assigned parking is numbered parking space/garage/carport and must be used by residents for vehicles.

- a) All resident vehicles parked at Lakewinds must be operable, have current license plates/tags & insurance, and be registered with the Association Office including: make, model, color, license number, and indicating owner's name and unit number.
- b) A unique numbered "LYS" identification tag is required per resident vehicle. This is supplied by the management company and must be visible through windshield.
- c) Residents must park in their assigned spots to maximize the availability of unassigned/guest parking spaces for those who need them.
- d) Vehicle quantity limits. Studio/one-bedroom unit shall not park more than two (2) vehicles on the property. Two-bedroom unit shall not park more than three (3) vehicles on the property. Landlord to ensure assigned spot for tenant, or garage use.

Garages

- a) Must accommodate resident vehicle and always be available for vehicle parking. Storage in garages that interferes with vehicle parking is not permitted.
- b) No EV charging or other electrical use in garages other than garage door opener. Unapproved electrical use may blow breakers making many garage doors inoperable and resident unable to leave for work or medical appointments.
- c) Storage of the following items in garages is prohibited: flammable materials and liquids, combustible materials, materials identified with hazardous labels, compressed gases.
- d) Garage doors to remain closed when not in use.

Guest parking 24 hours maximum allowed at non-numbers spots, >over 24 hours require a number guest tag.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

General Parking Rules

- a) No parking at yellow curbs, fire lanes, emergency access, trash/recycle dumpsters, north end of "A" wing.
- b) Vehicle parking is limited to marked spaces on the asphalt surface.
- c) All vehicles must have current/valid license tags.
- d) Vehicles must be moved for snowplowing.
- e) 5 mph speed limit in the parking lot.
- f) No horn blowing in parking lot except in emergency situations.
- g) Only emergency vehicle repairs are permissible in the parking lot. Waxing and polishing cars is permitted,
- h) Car wash permitted north end of "A" building (max 1 hour, do not block garage access).
- i) Vehicles parked >3 days on property without Lakewinds tag towed at owner expense.
- j) Boat trailers may request and may be granted a 48-hour parking permit by office.

Parking violations.

- a) Residents with parking violation complaints, call the office with:
 - 1. Their name, unit and parking space number, phone number, and provide the following information of the offending vehicle: make, color, license number and location.
 - 2. Office will arrange towing of unauthorized vehicles during regular office hours.
 - 3. All vehicles towed are towed at the owner's expense.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

3) NO SMOKING/VAPING WITHIN 25' OF BUILDINGS. NO CANNABIS SMOKING ANYWHERE ON LAKEWINDS PROPERTY.

Violation: \$500 fine.

Lakewinds is amending smoking regulations to align with Minnesota regulations:

- *The Freedom to Breathe (FTB) provisions amended the Minnesota Clean Indoor Air Act (MCIAA) further protect employees and the public from the health hazards of secondhand smoke. This includes indoor common area of apartment buildings.*
- *In 2019, the MCIAA was amended again to expand the definition of smoking to include vaping, the use of electronic delivery devices (also known as e-cigarettes or vapes).*
- *Smoking or vaping adult-use cannabis products is prohibited in a multifamily housing building, including patios and balconies under Minnesota law **effective July 1, 2024.***
- *The MCIAA defines smoking as inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, pipe or any other lighted or heated product containing, made or derived from nicotine, tobacco, marijuana, or other plant intended for inhalation.*

Effective July 1, 2025:

- 1) No smoking/vaping of any substance (tobacco, cannabis, etc.) in any Lakewinds buildings, unit, balcony, patio, roof, garage, or common areas within 25' of buildings.**
- 2) No cannabis smoking/vaping allowed anywhere on Lakewinds property.**

Smoking outdoors 25 feet from the buildings continues to be allowed as long as second-hand smoke does not become a nuisance.

Lakewinds association is ending the “grandfathered” smoking allowance granted 3-1-2019 in the 4 remaining units. No smoking or vaping is allowed in any Lakewinds unit or building or any unit balcony or patio.

4) NO PETS / NO FEEDING ANIMALS/WILDLIFE

Violation: \$250 fine.

No animals/pets or pet sitting.

Pets have been prohibited in Lakewinds Declarations since 1984, buying a unit is agreeing to comply with Declarations. Residents or guests with a pet or animal of any kind, the owner will be fined.

When required by State or Federal laws, Lakewinds BOD may approve a “reasonable accommodation” animal for disabled persons or other qualifying persons. Resident must request “reasonable accommodation” from Lakewinds Association BOD. The BOD will request documentation and make a reasonable accommodation decision.

Any animal in units or on property without written approval by the BOD following a resident reasonable accommodation request is considered a pet and is subject to fines.

No feeding animals/wildlife

A reliable food source encourages wild animals (ie racoons, cats, squirrels, chipmunks, mice, birds, etc.) to scavenge food on patios/balconies, build damaging nests in our buildings, patios, balconies. Birdseed is tracked into common areas and units attracting mice to reside in buildings. Liquid hummingbird feeders are allowed.

- a) Feeding or supplying food to animals/wildlife will result in violation.
- b) Interference with LYS live trapping activities for relocation will result in violation.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

5) **FIRE SAFETY RULES**

Violation: \$500 fine.

Lakewinds is a late 1960's wood frame structure with no sprinklers. Fire risk is high and our insurance costs have increased as a result.

Lakewinds resident behavior has caused significant fire damage, cost and increase insurance premiums to all owners. In 2020 a "D" wing kitchen fire did extensive fire, smoke and water damage to our building. Prior to 2020, a smoker threw a cigarette in a dumpster burning down a fence next to D building. Prior to that, resident fireworks set bushes surrounding our large propane tank on fire.

Each wing has fire doors at stairways that must remain closed.

No flame sources of any type, including burning candles are allowed in units or any indoor/outdoor spaces on Lakewinds property. No personal grills. Only Lakewinds supplied grills in Lakewinds approved common areas allowed.

- a) Candles are a significant fire source and prohibited on Lakewinds property and in units.
- b) No fireworks on LYS property.
- c) Do not keep flammable substances where they are susceptible to fire or spontaneous combustion on Lakewinds property.
- d) Do not overload electrical outlets.
- e) Please check your smoke detector periodically by pushing the test button. When the battery is weakened and requires replacement, it will beep. If the unit fails to emit a shrill sound, please put a new battery in. We recommend changing
 - 1. batteries in smoke detectors in the spring and fall when day light saving times starts and ends.
- f) **Do not deactivate smoke and fire protection equipment.**
- g) In case of fire, call the Fire Department immediately (dial 911). Pull a fire alarm trigger located in the corridor and notify the office.
- h) No smoking in any LYS buildings or garages.
- i) Do not throw cigarette butts in dumpsters.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

6) ARCHITECTURAL/REMODELING AND LANDSCAPE/GROUNDS.

Violation: \$250 fine plus any costs to assess and restore to compliance.

Unit remodeling may also contribute to your property value and enjoyment of your unit. A uniform and well-maintained exterior appearance helps our shared property value. We support both with some controls.

A written BOD approval is **required** for the following:

- a. Unit//balcony/garage remodeling contacting behind drywall (structure, electrical, plumbing), windows, balconies, patio doors, hall doors.
- b. Grounds/landscape/trees/vegetation alteration/trimming/planting.

Process:

- a) Bring request to BOD meeting.
- b) Committee will review/advise BOD.
- c) Decision expected next BOD meeting.

Architecture/Remodeling Requirements

- a) No common or limited use elements may be structurally or aesthetically changed without Advisory Committee review, BOD written approval and must comply with Association Documents. Any changes to common or limited use elements must take into consideration enhancing our shared property values and controlling operating costs.
- b) No unit structural, electrical, fire safety, plumbing changes can be made behind drywall, floor, ceiling surfaces without Advisory Committee review and BOD written approval.
 1. Within unit wall, floor, ceiling surfaces, building fire safety equipment cannot be compromised, airborne and impact sound absorbency must meet or exceed existing requirements for pad/carpet covering for all floors except bathroom and kitchen. Bottom units with concrete floors must meet airborne sound absorbance requirements but do not have requirements for impact absorbency since no units below.
 2. City building permits and work to code required for alterations to structure, electrical, plumbing, HVAC alterations.
 3. BOD or Advisory Committee may require remodeling drawing/plans sufficient to review and approve proposed changes.
 4. No clothes washer or dryer units may be installed without BOD written approval.
 5. No gas appliances or features of any type allowed. Lakewinds is a wood framed building.
 6. No extreme weight items allowed in units, such as waterbeds or large gun safes. May be in units on bottom floor concrete slab only.
 7. Any damages to common elements or surrounding units during or after remodeling caused by remodeling are expense of unit owner doing remodeling.
 8. Unit remodeling/improvements should seek to improve property value and not negatively impact neighboring units or Lakewinds residents.

7) COMMON AREAS/FACILITIES INDOOR & OUTDOOR

Violation: \$250 fine plus any costs to Lakewinds resulting from violation.

EVERY PERSON USING INDOOR AND OUTDOOR FACILITIES AGREES IT IS AT THEIR OWN RISK AND AGREES TO INDEMNIFY THE ASSOCIATION AGAINST ALL DAMAGES AND INJURIES THAT MAY OCCUR DURING USE. LAKEWINDS DOES NOT PROVIDE LIFEGUARDS OR OTHER SUPERVISORY PERSONNEL

All Common Areas/Facilities

- a) Owners/Residents are liable for the conduct of their guests, including any damages caused.
- b) These are common facilities. Be mindful of other people's rights to share their use.
- c) Please limit the number of guests you invite to use our facilities, and at no time should guests' use of facilities interfere with our residents' rights to enjoy them.
- d) Owner/resident must be present when guests are using Lakewinds facilities.
- e) Residents/guest under 16 must be accompanied by an adult, who is at least 21 years of age.

Facility Specific

f) Pool

- 1. No lifeguard on duty, use at own risk.
- 2. No glass allowed in pool area.
- 3. No electrical appliances allowed in pool areas. Battery operated radios may be used with headsets.
- 4. Shower and remove hair pins before entering pool.
- 5. Swimsuits required for all ages in pool, no cut-offs.
- 6. Wear foot wear to/from pool.
- 7. Groups using the pool, make room for swimmers doing laps.
- 8. No running or boisterous or rough play is allowed in the pool areas.

g) Saunas

- 1. No food or beverages allowed in the saunas.
- 2. Swimsuits must be worn in the saunas.

h) Ball courts

- 1. Must adhere to Quiet Hours.
- 2. No black soled shoes are allowed on the courts.
- 3. No spitting on floors.

i) Workout room

- 1. Be courteous to share this amenity with others.
- 2. Clean/wipe down sweat after use.
- 3. No spitting on floors.

j) Gazebo/Decks



Lakewinds Association Rules and Regulations

Revision 20-July -2025

1. Gazebo and decks are a shared area, be considerate in sharing the use of this great amenity and do not disrupt or disturb others use of this area.
2. Guests must be accompanied by owner or resident.
3. Groups must limit their use to one grill and one table. This is a shared area.
4. Groups >8 must reserve and use a deck landing area off steps.
5. No glass allowed on hillside or beach decks, or docks.

k) **Marina/Docks**

1. Dock use is limited to owners and residents, and their guests.
2. Slips are limited to exclusive use by LYS assigned users.
3. Guests must be accompanied by owner or resident.
4. Sunbathing and fishing allowed on docks provided they keep walkways clear and do not interfere with either foot or watercraft traffic to and from slips.
5. No glass on docks or swimming and beach area.
6. No barbeque grills are allowed on marina docks. Lakewinds provides a barbeque grill at swim beach and at gazebo
7. No personal property storage allowed on docks.
8. No slip use by visiting watercraft. Pick-up / drop-off residents at north or south end.
9. No boat maybe tied outside of a slip overnight. This risks our LMCD dock license.
10. Damage to docks by visiting boats will be charged to the owner the of the unit the visitor watercraft was visiting.

l) **Crow's Nest (roof top deck)**

1. Do not throw anything (ie trash/debris/furniture) off Crow's Nest.
2. Respect Lakewinds quiet times. Voices carry across the water and property.

m) **Party Room**

1. Reservations (1st come, 1st served basis) must be made through the management office.
2. Only residents and owner/occupants 21 and older may reserve the party room.
3. Reservations must be accompanied by a signed user agreement and \$250.00 deposit.
4. The maximum number of occupants is 50.
5. No live amplified music in the party room.
6. Furniture must be put back in its original order.
7. Party room use must terminate by 12:00am (unless BOD approved) and always comply with Quiet Times rules beginning at 10:00pm. Remind guest to be quiet in hallways/parking lot after 10:00pm to avoid additional fines or loss or Party Room privileges.

Lakewinds Association Rules and Regulations

Revision 20-July -2025

8. Cleanup must be complete by 10:00 a.m. the next morning or deposit is forfeited.
 9. Management reserves the right to terminate any party that is not being held in accordance with these rules or which disturbs other residents.
 10. Management reserves the right to refuse or cancel any reservation it deems not to be in the Lakewinds' best interest.
 11. The party room may not be used for activities involving selling, recruiting, or solicitation.
 12. Remind guests of parking rules and that they will be towed if parked in unauthorized parking.
 13. Remind guest to be respectful so not disturb residents when transiting hallways.
- n) **Trash/Recycling Areas and haul away items** (these areas are under security video).
1. Use appropriate trash and recycle dumpsters.
 2. Close lids to prevent animals scavaging.
 3. Trash and recycle lids must close completely or Lakewinds will be charged by service provider. This service provider charge will be passed to unit owner of violator, plus a fine.
 4. Large items (ie furniture, appliances, etc) that do not fit in dumpsters, contact office to arranges owner paid disposal arrangements.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

8) GENERAL RULES & REGULATIONS

Violation: \$250 fine plus any costs to Lakewinds resulting from violation.

BEHAVIOR AND COMMUNICATIONS

- 1) All Owners and Occupants shall act in a courteous, respectful and professional manner when attending Association meetings. No Owner or Occupant shall disrupt, or attempt to disrupt, an Association meeting, which includes, but is not limited to, speaking beyond the time allotted for comments by the Board. Interrupting others, yelling, name calling, vulgarity, aggressive gestures, or other abusive behavior or threats are prohibited. The Board may set specific guidelines concerning how meetings are conducted, and how member comments and participation, if any, are managed.
- 2) No Owner or Occupant shall take any action intended to have a substantial adverse effect on the safety, security or privacy of another (e.g., verbal confrontations, unwelcome phone calls, disparaging comments on social media, unwelcome e-mails, following a person, coming to someone's Unit after having been asked not to do so), nor shall any Owner or Occupant make any false statement about another Owner, Occupant, or the Association's property manager or employees for the purpose of lowering their perception in the community.
- 3) Owners and Occupants who seek to have the Board of Directors make a decision or respond to an inquiry, question, complaint or request shall submit such request in writing to the Association's property manager, either by email, U.S. Mail or through the online portal maintained by the property manager (if available).
- 4) Upon receipt of an inquiry, question, complaint, request or other communication that is subject to the approval of the Board of Directors, or otherwise requires their review, the Association's property manager will forward such inquiry to the Board of Directors for review, and the Board shall determine whether the matter should be included on the agenda for the next regularly scheduled meeting of the Board of Directors. If a request requires a response (e.g., a request for an architectural alteration), the Board shall automatically follow protocol for response to the request, or it shall be included as an agenda item for the next scheduled meeting of the Board of Directors. If the Board receives a communication for which it determines that no response is required, as determined in its sole discretion, the Board need not respond.
- 5) As individual members of the Board of Directors are not authorized to unilaterally decide any matter which requires a vote of the full Board of Directors, Owners and Occupants shall not contact any one Board member individually. As provided above, all inquiries, questions, complaints or requests for the Board's consideration shall be submitted in writing to the Association's property manager.
- 6) No Owner or Occupant shall engage in conduct that infringes on the personal privacy of Board members. This includes, but is not limited to, contacting Board members at their Units or through personal communication channels, publishing or sharing Board members' personal contact information, contacting a Board member at their place of work, or attempting to discuss Association business with a Board member in an informal setting. As provided above, all inquiries, questions, complaints or requests for the Board's consideration shall be submitted in writing to the Association's property manager.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

- 7) Nothing in this policy imposes a duty on the Board of Directors to allow Owner or Occupant participation at Board meetings. At any regularly scheduled meeting of the Board of Directors, the Board shall have the authority to establish procedures governing the conduct of meetings, including but not limited to prohibiting or setting reasonable time limits on any open forums. The Board shall have no duty to respond to statements or questions made during an open forum. At the Board's sole discretion, the Board may respond to the matter, refer the matter to the Association's property manager, or take the comment under advisement for further consideration at a later date.
- 8) Due to the volume of requests and number of active matters for the Board to discuss at all Board meetings, once a response has been made to an Owner or Occupant's inquiry, request or complaint, the matter shall be deemed final. Owners and Occupants shall not make repeated requests related to the same issue once a decision has been made or a response has been provided.
- 9) Lakewinds requires owners to list the names of all current unit occupants with the association management company and update as changes happen.
- 10) Lakewinds requires all owners to list all current vehicles (make, color, license number) for occupants of units.
- 11) All guests must be accompanied by a resident while using the facilities. Residents are responsible for their guests at all times.
- 12) Children are not allowed to play in the hallways, parking lot, garages or boat slip areas.
- 13) Personal property shall not be left unattended or overnight in common areas. Keep hallway floors clear at all times, this includes shoes and floor mats. Any personal chairs/items used on common area must be removed each evening and must not be left overnight.
- 14) Balconies and patios are a living/recreation space and not to be used for storage, drying clothes. These are also an emergency fire exit and must be kept usable as exit. Kiddie pools are not permitted on balconies due to weight and water on residents below.
- 15) Deliveries and repairmen will not be given access to your unit, unless you submit a request to the Association Office in writing. This does not apply to emergency situations.
- 16) Blankets, sheets, etc. are not acceptable window treatments. Appropriate curtains or blinds shall be installed within one week of move in. All draperies, blinds or curtains on all large sliding glass patio doors, visible from the exterior, shall be a light neutral color or lined with a light neutral color.



Lakewinds Association Rules and Regulations

Revision 20-July -2025

- 17) No awnings or window treatments may be used on the balconies unless approved by the architectural committee.
- 18) Boiler heat for all buildings is turned on from October 1st until May 1st in accordance with Minnesota law. When the heat is on, any resident who is observed with their windows open when the outside temperature is below 32 degrees, may cause frozen pipes, violators will be fined after a first warning; (either an oral or a written warning).
- 19) All complaints and requests for service or repairs must be directed to the management company (Compass Management).
- 20) No solicitation shall be allowed on the Lakewinds Condominium Association property without prior approval from the Lakewinds Condominium Association Office.
- 21) Home based businesses are permitted at Lakewinds so long as they do not interfere with other residents' quiet enjoyment of their condominium homes at Lakewinds. No owner or resident may use any Lakewinds common facility/amenity for commercial or personal profit. Lakewinds amenities are solely for the use and enjoyment of owners, residents and their accompanied guests. Home based businesses shall, at all times, comply with Mound City codes (See Subd. 63 of the Mound City Code):

An owner or occupant may maintain a home based business or occupation in his/her Lakewinds Condominium home; provided, that such business or occupation (i) is incidental to the residential use of the condominium home, (ii) does not involve physical alteration of the condominium home, (iii) is in compliance with all governmental laws, ordinances, and regulations; (iv) does not involve observable business activity such as signs, advertising displays, disturbing numbers of deliveries, or disturbing levels of pedestrian or vehicular traffic to or from the condominium home by customers or employees; or (v) does not otherwise involve any activity, noise, fumes, light or odor which disturbs the quiet enjoyment of condominium homes by their owners or occupants.

9) LEASING PROCEDURES

Violation: \$250 fine and potential loss of Leasing privileges.

Lakewinds Bylaws authorizes the Board to require all Owners to register certain information with the Association. In order to ensure the health, safety, and welfare of all residents of Lakewinds, the Board believes it is necessary to establish reasonable procedures for registering residents and maintaining records on an ongoing basis as residents move in and out of the buildings. It is also important that the Association establish controls with regard to residents who may have had a prior history of disruptive behavior in earlier residences and who have been convicted of crimes which involve threats to personal safety or to property. Accordingly, the following Rules apply to Owners who lease their Units, and to their lessees.

1. A **50% rental cap** is in place for Lakewinds, ensure rental % is <50% prior to leasing.
2. Initial leases shall be for a **minimum of 12 months** (except that mortgage holders acquiring title to a Unit through foreclosure or deed in lieu of foreclosure shall be exempt, and the Board may waive the requirement for emergencies or extenuating circumstances).
3. The entire Unit (not individual rooms or spaces) must be leased, unless the Owner contemporaneously occupies the Unit.
4. All leases shall be in writing, and a copy must be provided to the Association.
5. Two addendums must be attached to all leases prior to lease execution and signed copy of each provided to the association management company (Compass Management) prior to tenant move-in. The first of these is the Lakewinds "Addendum to Condominium Lease"; the second is the "Crime Free Addendum". Each of these is available at "Leasing Procedures", on the Lakewinds Association web site.
6. Any owner, prior to execution of a lease for their Lakewinds property, must obtain; from a licensed tenant screening company approved by the Lakewinds Association management company (Compass Management), a tenant screening of all prospective tenants 18 years of age or older; to include evaluation of credit risk and national criminal and sexual predator history. The results of this screening must be provided to the Lakewinds Association office prior to tenant move-in.
 - a) Owner - Lessors must pay the cost of tenant screening services, but may seek reimbursement from the tenant. The application process shall be conducted in a non-discriminatory manner and in accordance with all applicable state and federal laws. No prospective tenant's personal data maybe sought with regard to race, religious preference, sexual preference, marital status or any other factor identifying the tenant as a member of a protected class under the Fair Housing Amendments of 1988 or the Minnesota Human Rights Act. Further, no picture ID shall be required to be presented to the Lakewinds Association.
 - b. The final decision regard a tenancy is made by the Condominium Owner, unless the prospective tenant has a prior history of: felony conviction; unlawful detainers



CONDOMINIUMS ON
LAKE MINNETONKA

Lakewinds Association Rules and Regulations

Revision 20-July -2025

and / or damage to property. There will be an automatic denial by Management for applications where the reporting indicates one or more of these, which would be of concern to the Lakewinds Association. Interviews by the Lakewinds Association are NEVER required.

7. Prior to commencing the background check noted below, the Owner must provide evidence that the Owner is in compliance with City of Mound landlord registration requirements, if such requirements are or become applicable.