

Exhibit D  
OLYMPIC VILLAGE  
RULES OF RESIDENCY

1. Access to Unit. A representative of Olympic Village may enter a Resident's unit for the purpose of a maintenance emergency without the Resident being present or notified.
2. Common Spaces. A Resident wishing to use space in any of Olympic Village common areas for a meeting or special event shall make a reservation with the staff as far in advance as possible, preferably at least two weeks. Space will be provided as available.
3. Barbecue Grills. Barbecue grills should be used at the back of the patio away from the building overhangs.
4. Behavior. Residents and guests are required to demonstrate consistently acceptable behavior that does not threaten the safety of other Residents or disrupt the peaceful living environment for other Residents.
5. Bird Feeders: Feeders are allowed, but because of the attraction for geese and rodents, they should only be filled during the winter months (November 1 – March 31.)
6. Cable/Satellite. Satellite dishes are not permitted.
7. Casualty Loss. In the event of fire or other casualty loss, the decision to repair or rebuild the unit will be made per Section 25 of the Agreement. If the unit is not habitable during the repair or rebuild, the basic Monthly Fee and any additional fees will abate until the unit is again habitable. All Residents are strongly encouraged to obtain their own insurance on their personal property, plus coverage for their temporary housing costs during repair or rebuild.
8. Decoration. A Resident is free to decorate the interior of the unit as they see fit. However, any permanent renovation to or construction in or about a Resident's unit must be requested in writing to Olympic Village RCM. Such requests must be authorized in writing and meet all applicable codes.
9. Deliveries. Please try to schedule deliveries when you will be home, or encourage a neighbor to assist.
10. Departures/Vacations. When you are leaving for an extended period of time, please notify the RCM. This will allow us to be more alert to problems while working in and around your unit during your absence. Please make arrangements for your mail and newspapers during your absence.

11. Emergency Repairs. Emergency maintenance such as frozen pipes, sewer backup, no heat or air-conditioning, electrical problems, etc., will be handled by maintenance staff. To report an emergency maintenance situation, Residents should call Olympic Village RCM.
12. Fire. Each unit is equipped with smoke detectors for your safety. Please report any malfunction to the RCM. Should a fire occur, call 911 and exit the building immediately.
13. Garages. For security reasons, we encourage Residents to keep garage doors closed, other than when the Resident is entering or exiting the garage or working in the garage space.
14. Garbage. All garbage must be placed in suitable containers, such as plastic trash sacks or plastic garbage cans per City of Sun Prairie requirements. Trash should not be placed on the curb more than 24 hours before pick-up.
15. Gardens / Plantings. Planting flowers in boxes or containers on the patio is allowed and encouraged. Please use natural materials such as clay pots for patio plantings. Please do not plant vegetables in patio pots or foundation plantings. If you have any special landscape or gardening plans or requests, please submit your proposal in writing to the RCM. This will allow us to maintain the landscape integrity of the community.
16. Grievance. Residents who desire to file a grievance with Olympic Village relative to residency in Olympic Village or the Residency and Services Agreement shall follow the process explained in the attached "Grievance Procedure."
17. Guests. Guests are welcome, but please notify the RCM if guests are staying more than seven (7) days. All guests' stays must be limited to a maximum of fourteen days within a rolling three (3) months period. If you have any questions on the length of stay, you can discuss this with the RCM on an individual basis. Children under 18 visiting a Resident are required to be supervised by their host Resident in all public areas of Olympic Village.
18. Hospitalization. We would appreciate being notified of any hospital admittance. This will allow us to more closely monitor the unit during your absence.
19. Insurance. Residents are responsible for insuring their personal property and for obtaining liability insurance coverage as specified in the Residency and Services Agreement.
20. Injuries. Please notify the office of any injuries you sustain, either in your unit or on Olympic Village property. This is helpful in case you later develop symptoms that require medical aid. This is especially important if you live alone.

21. Keys. You will be issued two (2) keys upon move in. For your safety, the office will have a duplicate key to your front door. No locks can be changed without the consent of the RCM. For your own safety, do not give keys or garage door openers to non-Resident friends or relatives. If there is a temporary need to do this, please advise the RCM office of the special arrangements you have made.
22. Laundry. Each unit will have its own washer and dryer. Please do not hang washing, clothing, bed covers or linens from windows or patios or permanent clotheslines.
23. Lost and Found. Lost and found items should be reported to the RCM.
24. Mailboxes. U.S. postal regulations prohibit the use of mailboxes for anything but U.S. mail.
25. Maintenance. In the event that it is necessary for maintenance staff to enter your unit for the purpose of performing regularly scheduled maintenance, you will be provided 24 hours' advance notice. You should notify the office of any maintenance problems requiring attention. Please indicate whether we have permission to enter your unit to provide the required service if you are not home.
  - a. The Maintenance staff will give priority to any services that affect your health or safety. Beyond that, work order requests will be handled in the most effective manner possible. It is extremely important to report problems immediately. This is particularly true when there is still a valid warranty. Early repair helps control costs.
  - b. Use of the maintenance staff for personal use (hanging pictures, moving heavy objects, etc.) will be billed to you per the current rate sheet distributed to each unit, plus any parts supplied. Please make these special requests in advance so that we can schedule them. Emergency maintenance is always given priority over personal requests.
  - c. Maintenance and housekeeping personnel are responsible for the repair of Olympic Village's property in the units and all outside areas of Olympic Village property. They are not responsible for the repair of Residents' personal property.
26. Modifications. There may be no modifications made to any aspect of the unit or its mechanical equipment without prior written approval from Olympic Village RCM or designee of OVI.
27. Move-Ins. Every effort is made to have the unit clean and finished for you when you move in. Due to a tight construction schedule, there may be items that need to be finished. Please identify these items on your Unit Condition Report. We will make every effort to have the contractors complete the items on your list. Any boxes

which need to be disposed of from your move should be flattened and, when you are ready, the RCM will arrange to have them picked up.

28. Noise. Please be considerate of your neighbors. Any noise or disturbance of any kind that could cause annoyance to other neighbors or Residents will not be permitted. If you must file a noise complaint, contact the local police department.
29. Office. Olympic Village administration and maintenance contact names and numbers are provided in the Resident Handbook.
30. Parking. Residents are prohibited from parking recreational vehicles, boats or trailers in any area on the premises. Other arrangements should be made for parking these vehicles off the premises. Each unit has a private garage. Additional parking is available on the cement apron of the driveways and along public streets. No parking or driving on the lawn will be permitted for any reason. Please see city parking restrictions. No vehicle may be left standing without an attendant as to interfere with the convenient use by others of the building. If you or your guests are unable to move your vehicle, please notify the RCM office.
31. Pets. Pets are allowed (up to 20 pounds unless a certified service animal) on the premises subject to the approval of OVI in its sole discretion but must be registered with the office and an additional fee applies. Pets must be accompanied by their owners at all times and must be walked away from common areas. Owners are responsible for cleaning up waste immediately and disposing of it properly. Pets are to be on a leash at all times when outside the unit. A copy of the form of the pet agreement is attached to these Rules (Exhibit G).
32. Photographs. Resident authorizes OVI to obtain a recent photograph of Resident. Such photograph shall be obtained or provided by Resident prior to or at the time of Resident's occupancy of Olympic Village. OVI will use the photograph only for the purpose of assisting staff and others in identifying Resident. In cases of unexpected absence from Olympic Village, OVI may provide this photograph to proper authorities for purposes of identification.
33. Recycling. The city of Sun Prairie requires that residents separate all refuse into recyclable materials and garbage.
34. Safety Chains. Additional locks or safety chains are not allowed on the inside of the units. If there should be an emergency and you cannot reach the door to remove the chain or lock, staff would have to break in to provide emergency services.
35. Signs and Ornaments. Exterior ornaments, signs and banners are to be limited and may not be put up unless prior written authorization from RCM or designee is obtained.
36. Smoking. Smoking is prohibited in all common areas of Olympic Village.

37. Snow Removal. The bulk of our snow removal is done by an outside contractor. The maintenance staff will provide assistance in removing snow in between and will touch-up as needed. Our priority is to keep the facility accessible to emergency vehicles. Snowfalls in excess of one half inch will be removed within 24 hours of the snow stopping. If you have a special need for snow removal, please call the office.
38. Solicitation. Soliciting of any kind among Residents, employees or by outsiders to any Olympic Village Community is prohibited. Any evidence of door-to-door solicitation should be reported to the office immediately.
39. Storage. All driveway and patio areas must be free of excess items. All belongings, except patio furniture and barbecue grills, must be kept inside your unit. Any items left in public areas (other than decorations acceptable to OVI) will be removed by the maintenance staff.
40. Tornadoes. In case of severe weather, stay tuned to a local radio station or weather station for frequent updates. If a warning is issued, stay near an interior wall and away from windows.
41. Window Washing. Residents are responsible for washing the unit interior windows. If you desire assistance with washing windows, please make arrangements in advance at the RCM office. Charges for window washing will be according to the current rate sheet distributed to each unit. Exterior windows are generally cleaned by Olympic Village staff on a roughly annual basis.
42. Window Coverings. Mini-blinds will be provided as part of the initial construction and decoration of your unit. However, residents may install their own draperies and / or mini-blinds. Drapes must be lined with white or off-white material or white sheers may be used. Mini-blinds should also be white or off-white. No colored material, tin foil, blankets, sheets, towels, or other than white material may be visible in the windows without Olympic Village's permission. This addendum offers additional clarity to the Rules of Residency. It is important to keep Olympic Village distinguished, uniform, and an eye appealing neighborhood for all who reside in it.
43. No political, religious, or commercial signs or flags may be placed outside residences. A standard size American flag (for example, 3 x 5 ft.) may be flown if it is securely attached to the home. No inground flagpoles are permitted.
44. All exterior lights on buildings shall remain a neutral color. No colored lights are permitted.
45. Patios may only be extended with the permission of the Olympic Village Board. Any alterations to patios without permission must be removed and the patios returned to the original specifications at the resident's expense. Patios, porches and the exteriors and rears of residences are not to be used for storage of any items

other than grills, patio furniture, lawn chairs or benches, and water hose containers. No portable storage units can be added.

46. No artificial flowers are to be displayed outside of residents' homes.
47. Exterior holiday displays are permitted, but must not include items such as blow-up decorations, flashing lights, spotlights, or projecting lights. Electric cords should not be strung across lawns or pose a safety hazard and must be appropriately rated.
48. Plant containers are limited to the designated landscape area surrounding the home and these landscape areas may not be extended. No plants or flowers are allowed along driveways or around mailboxes. Trees may not be planted or removed without permission.
49. Bird feeders may be used from the month of October through the month of March. From April through September bird feeders must be removed or unused, with the exception that Hummingbird or Baltimore Oriole feeders can be hung with no more than two feeders per unit. Throughout the year there must be no feeding of ducks, geese, or any wild animals (for example, deer, squirrels, rabbits). Feeding wild animals is prohibited in Olympic Village.
50. For safety, fences are not permitted, and decorative items that can easily be knocked over must be securely anchored to the ground.
51. Residents are responsible for keeping their plantings in good condition, including weeding them and removing dead materials as necessary. They are also responsible for keeping any decorative objects in good condition. Residents may be asked to remove anything that has not been maintained or appears cluttered. Residents are responsible when they move out of the village for the cost of the removal of any of their plantings and outdoor decorations that the next resident of their unit does not desire to keep.
52. Requests for variances to the Rules of Residency must be submitted in writing to the Resident Advisory Committee on a waiver form. The Committee will review such requests and make recommendations to the Olympic Village Board for approval or denial. Variances do not alter the rules for those not a party to the variance. Residents receiving variances are responsible when they move out of the village for the cost of restoring the grounds around their units to their standard condition.
53. No fire pits of any kind are permitted to be used in Olympic Village.
54. The Olympic Village Board may issue fines or implement other measures for non-compliance with the Rules of Residency. A notice of noncompliance will be sent to residents not in compliance with a specific Olympic Village rule. If after ten (10) days a resident fails to address the noncompliance, the resident may be fined \$5.00 per day, not to exceed \$25.00 per week, until the noncompliance is corrected. Once

corrected, the resident must notify the RCM to have the fine stopped. Single incident violations, e.g. failure to have a dog leashed outside, may incur a \$25.00 fine per occurrence after a notice of noncompliance has been issued.

55. The Olympic Village Board reserves the right to change and interpret these rules as it determines to be in the best interest of the community.

June 3, 2022; January 1, 2023