RULES AND REGULATIONS
EMERGENCY EVACUATION PROCEDURES

1141 N. Old World Third Street
Milwaukee, WI 53203
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RULES AND REGULATIONS
OF THE ASSOCIATION

The following rules and regulations (the “Rules and Regulations”) are adopted the Board of Managers (the “Board”) of The Milwaukee Moderne Condominium Association, LLC, a Wisconsin limited liability company (the “Association”). The purpose of these Rules and Regulations is to assure that the Milwaukee Moderne, A Condominium (the “Condominium”) is operated in an efficient and orderly manner so as to create a pleasant living environment.

ARTICLE I
GENERAL

1.01. Definitions. All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium of The Milwaukee Moderne, A Condominium and the Operating Agreement and Bylaws of the Association.

(a) Managing Agent. The term “Managing Agent” shall mean the person or entity responsible for the day-to-day management of the Condominium.

(b) Resident. The term “Resident” shall mean a Unit Owner and any tenant, subtenant or occupant of a Unit, and such Unit Owner’s, tenant’s, subtenant’s or occupant’s family, invitees, agents or customers, provided all such parties have complied with all applicable requirements in the Condominium Documents.

(c) Assistance Animal. The term “assistance animal” means an animal that does work or performs tasks for the benefit of a person with a physical disability or that ameliorates the effects of a mental or emotional disability.

1.02. Applicability to all Residents. All Rules and Regulations shall apply to and shall be complied with by all Unit Owners, and their guests, invitees, families, customers and tenants, and all other occupants of any Unit.

1.03. Keys and Locks. The Association shall have the right to retain a passkey to each Unit at all times for the event of emergencies. No Resident shall alter any lock or install a new lock on any door of the Condominium without the prior written consent of the Association. If such consent is given, the Resident shall provide the Association with an additional key for use by the Association pursuant to its rights to access the Units. A Resident will be notified in writing by the Board concerning the need to access a Unit in non-emergency situations.

1.04. Misplaced, Lost or Stolen Key Fob and Remote. All Residents shall immediately contact the Managing Agent if a key fob or remote is misplaced, lost or stolen. The code for the missing key fob will be deleted from the electronic entry system to prevent unauthorized access. There will be a $25.00 charge for each new key fob and a $50.00 charge for each new garage remote.

1.05. Winter Heating. Whether occupied or vacant, all Units shall be heated to at least 60 degrees Fahrenheit during the winter months.
ARTICLE II
APERANCE

2.01. Signs. No advertisement, poster or sign of any kind shall be displayed to the public view on any Unit without the written consent of the Board (or the Architectural Control Committee). Display of political signs and flags is strongly discouraged.

2.02. Hanging of Garments and Window Coverings. The hanging of garments from the windows or any facades of the Condominium is prohibited. No sheets shall be used for window coverings.

2.03. Protrusions. No awning, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of the Condominium without the prior written consent of the Board.

2.04. Antennae. To the extent this restriction is permitted by applicable law, no exterior antennas, windmills or satellite dishes shall be erected on any Unit without the prior written approval of the Board.

2.05. Limited Common Elements. All Balconies open to public view shall be kept in a neat and orderly condition. No personal property shall be located thereon except for grills, appropriate furniture and plants. For purposes of this Section 2.05, items shall be deemed to be located on the Balconies if they remain thereon for a period of longer than 24 hours. Hanging or shaking out items such as, but not limited to, laundry, clothing and rugs on patios or balconies is prohibited. All grills and other fire or heat appliances are subject to approval based on the applicable rules and regulations of the City of Milwaukee.

ARTICLE III
USE RESTRICTIONS

3.01. Animals. Residents shall be allowed to keep up to two (2) dogs, two (2) cats or one (1) dog and one (1) cat per Unit, subject to a combined weight limit of fifty (50) pounds. Hamsters, gerbils, fish and turtles shall be allowed provided such animals are kept and maintained in a cage or in a tank no greater than 50 gallons. All other animals may only be permitted with the approval of the Board. The presence of animals in the Fitness Center and Community Room is strictly prohibited.

(a) Pet Registration and Fees. Each Resident who desires to keep one or more dogs or cats in their Unit must pay a non-refundable $250 per Unit fee to the Managing Agent prior to keeping such animal(s) on the Condominium premises. The $250 fee shall be payable by each new lessee of an Apartment Unit and each new Unit Owner of a Residential Unit desiring to keep any dogs or cats. All dogs and cats must be registered with the Managing Agent prior to being kept on the Condominium premises. Owners of the Apartment Units must also comply with any applicable provisions of their lease agreements, including any separate fee or deposit requirements.

(b) Behavior Rules for Animals. The animal behaviors listed below are a non-inclusive list of nuisances which shall not be tolerated and shall be subject to sanction by the Board:

(1) Excessive noise;
(2) Failure to promptly remove waste;
(3) Animal off leash (unless held);
(4) Animal on leash and left unattended in Common Elements;
(5) Animal smells discernable outside unit;
(6) Failure to comply with governmental ordinances and inoculation requirements; and
(7) Un-neutered adult dogs or cats.

(c) Animal Breed Restrictions. The following animals and breeds of animals are prohibited in the Condominium:

(1) Any animal with a prior history of aggression;
(2) Pit-bulls and pit-bull mixed-breeds;
(3) Rottweilers; and
(4) Doberman Pinschers

(d) Pet Waste Disposal. All pet waste shall be immediately picked up and all pet waste and droppings shall be immediately removed and disposed of by the person in control of the pet. Heavy pet waste shall not be tossed down the trash chute (as the bags may open), but rather directly disposed of in the trash room located on the first floor of the apartment lobby. Kitty litter may be thrown down the chute if contained in strong double-bagged bundles.

(e) Assistance Animals. If a Resident or prospective Resident, or a member of their household, has a disability, he/she may request a reasonable accommodation in respect of the application of these Rules and Regulations. Reasonable accommodations may be made when necessary to afford such person equal opportunity to use and enjoy a Unit or Common Element. It is preferred that all reasonable accommodation requests be submitted in writing to the Managing Agent. Requests for reasonable accommodation forms shall be made available at the rental office. If a prospective tenant, resident or household member has difficulty completing the form, the Managing Agent will assist him or her in doing so. Oral requests for reasonable accommodations will be reduced to writing by the Managing Agent and processed in accordance with this policy. All requesters shall be notified in writing of the decision regarding the request within 14 days of the Managing Agent's receipt of the complete written request. If the request is denied, an explanation for such denial shall be included in the written notification.

3.02. Maintenance of Common Elements. Residents shall be prohibited from discarding any materials from the windows, Balconies or doors of the Units and shall be prohibited from discarding any materials into the Common Elements. No Resident shall alter, obstruct or damage any Common Element, nor attach any object or equipment to any Common Element, nor shall a Resident suffer or permit anything to be done to the Common Elements, in any manner, unless permitted by the written consent of the Board.

3.03. Deliveries, Move-Ins and Move-Outs. A Resident must give the Managing Agent at least twenty-four (24) hours notice prior to move-in or move-out. All commercial movers, delivery persons or installation contractors must contact the Managing Agent to gain access to the building, and the Managing Agent will determine hours and schedules for these deliveries and all move ins as well as move outs.

3.04. Damage to Common Elements. Damages to the Common Elements caused by a Resident shall be the responsibility of the Resident causing such damage.

3.05. Nuisances. No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Residents shall, at their own expense, comply with all city, state and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage. Any load noises in the Common Elements or originating from a Unit after 10:00 p.m. and before 8:00 a.m. shall constitute a nuisance.
3.06. **Smoking.** Smoking is not allowed in the Common Elements of the Condominium.

3.07. **Canvassing.** Solicitation, distribution of pamphlets, handbills or any other written materials and peddling in the Condominium are prohibited, and Residents shall cooperate to prevent the same.

3.09. **Storage.** Storage areas shall be used solely for storage and shall not be used for the storage of any perishable items or foodstuffs other than canned items. Nothing contained in such storage areas shall create any type of nuisance, noise or odor. No storage area may contain any dangerous, hazardous or flammable materials or illegal or contraband items. The doorway to a storage area shall be kept free of any and all obstruction so that said doorway may be easily opened and closed. The Association shall not be liable for any loss or damage to property placed in any storage area, Unit or Common Elements.

3.10. **Landscaping.** Residents are hereby prohibited from planting outdoor vegetation anywhere within the Condominium without the prior written approval of the Board.

**ARTICLE IV**

**FITNESS CENTER/COMMUNITY ROOM**

4.01. **Community Room.** The Community Room on the eighth floor of the Condominium shall generally be available to all Residents on a daily basis between 8:00 a.m. and 10:00 p.m. The Community Room is for the exclusive use of the Residents, their families and their guests. Residents shall abide by the rules provided herein. Children shall be under the immediate supervision of an adult while in the Community Room.

(a) **Reservations.** The Community Room may be reserved for the exclusive use of one or more Residents for parties and other gatherings. The reserving Resident must be in attendance at the function and only a Resident eighteen (18) years or older may reserve the Community Room. Non-holiday reservations shall be made on a first come, first served basis. Holiday reservations shall be issued following a lottery drawing three months prior to the holiday. Holiday lottery winners will be excluded from the lottery for that holiday the following year. Reservations or lottery entries shall be made through the Managing Agent. The Managing Agent will assist Residents with filling out the appropriate reservation form. In the case of competing reservations, preference shall be given to the Resident whose last reservation is least recent in time. All rooms may be reserved up to six (6) months in advance.

(b) **Fees.** The cost to reserve the Community Room is $75.00.

4.02 **Fitness Center.** The Fitness Center on the eighth floor shall be reserved for the exclusive use by Residents on a daily basis between 6:00 a.m. and 10:00 p.m. Use of the Fitness Room shall be on a "first come, first served" basis. An individual must be at least sixteen (16) years old to use the Fitness Center unless accompanied and supervised by an adult.

4.03 **Conduct Policy.** All Residents accessing or using the Community Room and Fitness Center shall treat the facilities (and all equipment or furniture therein) with respect and conduct themselves with the proper and appropriate decorum, including appropriate attire (e.g., shirt, shoes). Such Residents shall not engage in loud, offensive or obnoxious behavior, or otherwise cause any disturbance to or nuisance for any other Resident. All such Residents shall maintain the rooms in a good, clean and sanitary condition, and properly discard or remove any garbage or debris generated from their use thereof.
4.04 **No Liability.** The Association assumes no responsibility for accidents or personal injuries resulting from the use of the Community Room or Fitness Center by any Resident.

**ARTICLE V**

**VEHICLE RESTRICTIONS**

5.01 **Obstructions.** Driveways and ramps shall not be used for any purpose other than the ingress and egress to and from Units. No vehicle belonging to a Resident shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Building by another vehicle.

5.02 **Registration.** All Residents must register their vehicles with the Managing Agent within seven days of residency or acquisition of the vehicle, whichever last occurs.

5.03 **Parking.** Residents shall not be permitted to park their vehicles in any space other their assigned spaces. Residents shall not park upon, or to block access to, the parking areas of other Residents or the loading area of the parking structure. Residents shall not leave their vehicles idling in any parking area.

5.04 **Loading Area.** No vehicle shall remain parked or idle in the loading area of the parking structure for more than twenty (20) minutes without the prior approval of the Managing Agent.

5.05 **Maintenance.** Vehicle maintenance is not permitted on Condominium property except as provided by the Board.

5.06 **Towing Policy.** The Managing Agent may tow or transport to a storage facility the vehicle of any Resident who violates any parking restriction of the Association. In such event, the towing charges and storage expenses incurred by the Managing Agent on behalf of the Association shall constitute an assessment or charge against any Unit owned by the offending Owner, even if the vehicle belongs to a guest or tenant of the Owner.

5.07 **Service, Recreational and other Vehicles.** Parking of service and recreational vehicles, including but not limited to trailers, boats, campers, vans, or other vehicles, shall be prohibited unless such vehicles are kept in the Unit Owner’s assigned parking area. These provisions shall not prohibit temporary parking of such vehicles for the purpose of loading and unloading. A temporary waiver of these prohibitions may be obtained at the discretion of the Board. Residents shall keep bikes and other recreational equipment in their Unit and shall not store them in the parking areas or other Common Elements except in those areas specifically identified for that use.

5.08 **Nonworking vehicles.** No unlicensed or nonworking vehicles shall be kept on the Condominium premises, unless by written permission of the Board.

5.09 **Prohibition on other items.** All items other than vehicles shall not be left, stored or installed in parking areas.

5.10 **Garage Door.** The garage doors to the Condominium parking facilities shall remain closed at all times except when in use for ingress or egress purposes.
ARTICLE VI
AMENDMENTS

This document may be amended at any time by the Board.
The Moderne
Emergency Procedures

Introduction

The purpose of these procedures is to ensure the safe and efficient evacuation of all occupants of The Moderne in the event of an emergency. A City of Milwaukee requirement is that each resident has an evacuation plan to deal with potential emergencies such as fire, power outages, elevator emergencies, water leaks and frozen pipes, natural gas leaks, tornados, and winter storms. Having an emergency plan in place is extremely valuable for saving life and property. If you require additional assistance in developing an emergency plan for your apartment/condo, please contact your building manager who will gladly assist you.

Fire

The Moderne is protected by an automatic sprinkler system, and fire alarm system. Communication to all residents is made available by a state of the art voice evacuation system. The fire detection devices and fire detection system are inspected regularly and monitored continuously by onsite personnel and an off-site monitoring service.

• Fire Command Centers
  The fire command center contains building fire/life safety system controls. All fire alarms are received at this location through the fire detection system; the fire alarm is also received at an off-site monitoring station which notifies the Milwaukee Fire Department.

Fire Evacuation Procedures

1. Do not use elevators. The Fire Department will have complete control of the elevators for the use of fire fighting personnel who must take special safety precautions to prevent the elevator doors from opening on a floor with a fire.

2. Evacuate through the nearest stairwell. All residents must be familiar with the closest and next closest alternative evacuation route from their location in case you encounter heavy smoke.

3. Disabled Residents. As before mentioned, a City of Milwaukee requirement is that each resident has an evacuation plan to deal with potential emergencies. If you require additional assistance in developing an emergency plan for your condo, please contact your building manager who will gladly assist you.

4. Staging Area. All residents must use the stairs to evacuate the building. The west stairwell will lead you into the lobby where you can exit onto Juneau Street. The east stairwell will lead you into the corridor where you are to follow the exit signs towards the rear entrance leading into alley. Once evacuated from building, the meeting place is on the southeast corner of 4th and Juneau Streets, the corner of the City of Milwaukee parking garage.

Tips to Remember in a Fire Emergency
• When you hear the fire alarm, evacuate the building. If and only if you cannot evacuate, prepare to take shelter.

• When encountering closed doors, first test the door for heat by placing the back of your hand on the door. If the door is hot, there is a good chance that there are flames just beyond the door.

• Keep stairwell doors shut to assist in keeping smoke and flames from penetrating the safe zone. The stairwells were designed to isolate the occupants from the fire through wall and door construction.

• Modern construction techniques and fire safety systems reduce the chance of a fire from ever becoming large enough to be life threatening.

• Building smoke detectors are connected to the building fire detection system which quickly alerts the system of the possibility of fire, and the alarms will sound in the building and parking garage. Unit smoke alarms will let you know there is a problem in your individual unit; they will not set off the rest of the building alarms.

• Sprinkler heads are primarily concealed behind metal caps for a neat appearance; however these caps will immediately pop off in the event of a sprinkler actuation. As soon as a sprinkler head is activated this will set off the alarms in the building and parking garage.

• Fire extinguishers located throughout the buildings, stairwells, and parking garage may be used to quickly extinguish small fires before they have a chance to grow. Fire extinguishers should be aimed at the base of the fire. Use a sweeping motion to cover the area surrounding the flames.

• Electrical fires can usually be extinguished by turning off the power to the device. If you can safely unplug the device or open the circuit breaker from a distance, you will remove the immediate cause of the fire. An electrical fire could cause a secondary fire of other combustibles so be prepared to put that fire out as well.

• If you cannot extinguish the fire with one fire extinguisher, call the fire department and stay clear of the area until the Fire Department arrives. Only use the fire extinguisher if you are familiar, and comfortable doing so.

• Key to a safe evacuation is to quickly and safely reach the nearest stairwell and proceed down to the staging area along the right side of the stairwell.

**Elevator Emergencies**

In the event of an elevator emergency, simply press the emergency button located in each elevator to alert the emergency monitoring service. You can then report the nature of your emergency.

**Power Outages**

In the event of a power outage, all electrical systems in the building will shut down for a few minutes until the building generator responds. The emergency generator will provide power to the exit lights, limited hallway lights and the stairwell lights. The elevators will stall but can be controlled by emergency personnel. (Refer to the “elevator emergencies” section for elevator emergency procedures.)
• Emergency Generator. Once the emergency generator starts after a power outage, the source of the outage will immediately be located.

• Notify Utility Company: WE Energies – 800-662-4797

• Personal Electrical Equipment. Building occupants should turn off all electrical equipment in their residents to prevent equipment damage from an electrical surge when power is restored. It is recommended that you have a back up power system for your computers to maintain an uninterrupted power supply. A battery backup power system keeps computers from being affected by power surges. Depending on the product, the backup system can provide constant power from three minutes to several hours. These products can be purchased from a local computer supplier.

• Restoring Power. When full power is restored, all emergency electrical systems will go off for a few minutes, and will then draw full power from the utility source. The amount of power passing through the building when power is restored may trip some circuit breakers. If your total electrical supply is not restored please notify the Siegel-Gallagher Emergency on Call Service at 1-800-708-7462. Care must be taken to restore power systematically and not cause additional damage.

**Water Leaks/Frozen Pipes**

Water leaks may result from a number of issues such as ruptured pipes, malfunctioning valves, broken plumbing seals, HVAC units that have not been properly maintained, windows, toilet overflows, etc. The potential for damage will depend on the source and the extent of the leak. Plumbing may also fail in extreme cold conditions because of water freezing inside the pipes. Water expands as it freezes and can rupture plumbing pipes and/or connections. If you are away from your condo during cold temperatures, please make sure that your thermostat is set at least at 55 degrees. Water leaks are not always easily detected. There may be a presence of water but no clear indication of where it originated. Contact Siegel-Gallagher for help determining where an identified leak may be coming from.

• Turning Off the Water Supply
When a leak is encountered, it may be necessary to turn off the water supply and possibly shut off electricity, depending on the location of the leak. If you are unsure as to where your shut-offs are, please contact your manager for assistance. Water shut-offs should be located near washing machines, sinks, showers, and toilet hook ups. The water shut-off is usually positioned under the tank for toilets. The water supply that leads to a kitchen or bathroom sink is usually controlled by a shutoff located underneath the sink. Shutting off a valve will only stop the water from flowing to the areas beyond the shut off point. It is important to locate the valve that will stop the flow to the area of the leak. When in doubt, or if it is difficult to locate the proper shut off, the main valve should be closed. The main valves are located outside of each condo in the ceiling. Please feel free to contact a Siegel-Gallagher representative for assistance.

• Restoring Water Service
When water service is restored to your condo or the building in the case of a building wide outage, it may be advisable to turn on faucets and let the water flow for a period to clear out any sediment that may have settled in the pipes while the water was off.

• Cleaning Up after a Water Leak
Sometimes a leak will introduce water where it does not belong. A leak that has gone undetected for a period of time may have introduced water between the walls or under flooring. Even a small leak or breach can release a large amount of water over a period of time. Once a leak has been repaired, it is important to clean up the water. Contacting and using a water mitigation company is recommended to ensure that the area is dried out completely to avoid the potential of mold.

**Natural Gas Leaks**

Natural gas is used for cooking, fire places, clothes drying, and heating. The optimum air-gas mixture is 85-95 percent to 5-15 percent gas. Because natural gas is odorless, an odorant – the typical rotten egg smell – is added to it.

- **Responding to a Natural Gas Leak**
  Natural gas leaks are potential fire and explosion hazards. Indoor leaks are recognizable by the smell and/or a hissing sound. A faint odor may be an indication that a pilot light is out, and relighting the pilot may solve the problem. However strong, persistent odor requires immediate action including evacuation of the building. Gas utilities recommend the following to prevent injuries.

  1. Use a cell phone or other telephone outside of the building to report the leak to WE Energies at 800-662-4797.
  2. Use a cell phone or other telephone outside of the building to contact the emergency on-call service at 800-708-7462.
  3. Do not operate appliance controls, electrical switches, or remove any plugs from electrical outlets. This could cause a spark and ignite the gas. If leaking gas catches fire, the area should be evacuated. Notify the Fire Department immediately (911).

- **Preventative Measures**
  Gas operated appliances and equipment should be inspected periodically to ensure that they are operating properly and not releasing carbon monoxide. Carbon monoxide is created when natural gas is burned without sufficient air. It can be produced when gas appliances are not properly installed, vented, maintained, or used, or when vent pipes have gaps or leaks or are plugged with debris. The local gas utility may conduct inspections of the gas piping, valves, and connections upon request. Alternatively, a private contractor may be hired to conduct such inspections as part of a preventative maintenance program. It is recommended that a carbon monoxide detector is installed.

**Tornados**

Tornadoes are natures most concentrated and violent weather phenomena. Spawned from powerful thunderstorm conditions, tornados are gray or black rotating funnel shaped clouds that extend from bases of thunderclouds to the ground.

**During a Tornado**

1. Listen to the radio or television for weather updates.
2. Stay away from windows, doors and outside walls. Evacuate to the nearest stairwell, storage locker room, or inside a corridor without windows.

If you are unsure as to where to go, contact your Manager for assistance.

**Winter Storms**

Severe snowstorms or blizzards bring heavy snow, ice, strong winds, and freezing rain. Below are some tips to remember during a winter storm.

1. If at all possible, try not to leave the building. If you must leave, wear appropriate clothing so that frostbite does not occur.
2. Be cautious of snow and ice on sidewalks around the building. The Moderne’s snow crew works to keep the walks clear, but, during severe snowstorms or a blizzard, clearing is hindered by continued snow and/or freezing rain.
3. If you lose heat due to a storm, close off any unused rooms and use blankets to keep warm until the heating system can be fixed.

**Crime**

Crime not only endangers residents and potentially damages physical premises; it also threatens a property’s value and reputation. The Moderne features locked entrances, video coverage in select areas, and an intercom system to help to secure the building from outside crime. Below are a few tips to help to keep yourself, your building and your neighbors safe.

- If you receive a call from the intercom and are unsure who it is, do not buzz them in.
- Do not allow people to follow you into the building or garage entrances. They must be appropriately let in by the person whom they are visiting or have a key card to gain access on their own if they are a resident of The Moderne.
- **Do not** prop open any doors and do not leave open doors unattended.
- **Do not** allow delivery drivers, contractors or guests to prop the loading dock doors open and leave them unattended. Please remember that you are responsible for these people as well as their actions resulting in potential security breaches.
- **During a Crime.** If you are a victim of a crime or witness a crime, the following are some suggested guidelines:
  - Call 911 or (non-emergency) 414-933-4444 report the crime
  - Stay calm
  - State the problem
  - Give the property’s address along with the nearest main cross streets
  - Give your name, condo number, and telephone number
  - Let the 911 operator, who is trained to take information about the crime, take control of the conversation. Answer the operator’s questions and stay on the phone until the operator says that it is alright to hang up.
The Moderne
Emergency Telephone Numbers

Emergency/Police

- Milwaukee Police 911
- Milwaukee Police – Non Emergency 414-933-4444
- Milwaukee Fire Department 911

Emergency/Medical

- Medical Emergency 911
- Poison Control 911

SG Maintenance Emergency On-Call Number 800-708-7462

SG Maintenance Non-Emergency 414-988-8265

WE Energies (Gas Leaks) 800-662-4797

The Milwaukee Moderne Condominium Association LLC, Milwaukee Moderne LLC and Siegel-Gallagher Management Company have taken all reasonable measures to ensure that residents are safe and secure. This document may be amended at any time by the Board of Directors of the Association.