DISCLOSURE MATERIALS

ELMWOOD TERRACE CONDOMINIUM HOMES
1250-1270 ELMWOOD STREET
LAKE GENEVA, WISCONSIN

DECLARANT: ELMWOOD TERRACE, INC.
A WISCONSIN CORPORATION

ASSOCIATION AGENT: TIMOTHY P. SWATEK, ATTORNEY

BUSINESS ADDRESS: 527 CENTER STREET
P.O. BOX 760
LAKE GENEVA, WI 53147-0760

NAME OF SELLER: _____

ADDRESS:

_____

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWINGRECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIALCHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

3-06-01
Please Replace prior page of your Declaration with this page.

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ELMWOOD TERRACE CONDOMINIUM HOMES

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1.	DECLARATION The Declaration establishes and describes the Condominium, the Units, the Common Elements, Limited Common Elements, and Special Unit Elements. The Declaration begins on page	A-1
2.	CONDOMINIUM PLAT AND FLOOR PLANS AS EXHIBITS TO THESE DISCLOSURE MATERIALS The Declarant has provided a Condominium Plat which shows the location of the Unit you are considering and a floor plan of the Unit being offered for sale; as well as all facilities, Common Elements, Limited Common Elements and Special Unit Elements which are part of the Condominium. The , Plat and Floor Plan Exhibits begin on page	A-43
3.	ARTICLES OF INCORPORATION The operation of a Condominium is governed by the Association, of which each Unit Owner is a member. The Articles of Incorporation of the Association begin on page	B-1
4.	BY-LAWS The By-Laws contain rules which govern the Condominium and the manner in which the Association is operated. Powers, duties and operation of an association are specified in the By-Laws. The By-Laws affect the rights and responsibilities of Unit Owners. The By-Laws begin on page.	C-1