Executive Summary

Jade Gardens Condominium

This Executive Summary highlights some of the information that prospective buyers of units in the Jade Gardens Condominium are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. However, there are provisions and information contained in the Disclosure Materials that will be of importance and significance to a unit owner that are not included in this Executive Summary. ***This summary is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.***

1. **Condominium Name.** Jade Gardens, a Condominium.

2. **Condominium Governance.** The condominium is governed by the Jade Gardens Owners Association, Inc. (the "Association"), a Wisconsin non-stock corporation. All unit owners are members of the Association.

   - For specific information, see: Declaration §§ 22 and 23; Bylaws, Article II § 2.1.

3. **Association Management.** The Association has engaged Ogden & Company, Inc. as Managing Agent for the condominium.

4. **Association Contact Information.**

Company:	Ogden & Company, Inc.
Mailing Address:	1665 N. Water Street Milwaukee, WI 53202
Phone:	414-276-5285
Email:	condosupport@ogdenre.com
Website:	www.ogdenre.com

5. **Can the condominium be expanded in the future?** No. The right to expand the condominium has expired.

6. **Does the condominium have special amenities or features?** Yes. Owners have access to a pool, clubhouse, and a courtyard patio.

   For specific information, see: Rules and Regulations §§ 5.23-5.32 for "Pool Rules" and Rules and Regulations §§ 5.33-5.42 for "Clubhouse Rules."

7. **Maintenance and Repair of Units.** All unit owners must properly perform all maintenance

and repair work within his or her unit, including the interior surfaces of the perimeter walls, floors, and ceilings, all windows and window frames, doors and door frames, and air conditioners. Sump pumps, water spigots, and exterior light bulbs and light fixtures shall be maintained and replaced by the Association.

- For specific information, see: Declaration § 5; Bylaws, Article VI § 6.2; Rules and Regulations §§ 4.4, 5.9-5.11, and 5.13.

8. **Maintenance and Repair of Limited Common Elements.**

Unit Owner Responsibilities: Each unit owner is responsible for keeping the limited common areas appurtenant to his or her unit in good, clean, sanitary and attractive condition.

Association Responsibilities: The Association shall be responsible for the exclusive management and control of the limited common elements and shall conduct all work of maintenance, repair and replacement thereto. The limited common elements include the parking areas and storage areas.

- For specific information, see: Declaration §§ 7(b) and 24.

9. **Maintenance and Repair of Common Elements.**

Association Responsibilities: The Association shall be responsible for the exclusive management and control of the common elements and shall conduct all work of maintenance, repair and replacement thereto.

How does the Association pay for repairs and replacements? Routine maintenance and repair of the common elements is paid through the Operating Fund. The Association funds the Operating Fund from unit owner assessments. For extraordinary or unexpected expenses, the Association may also use the Reserve Fund or special assessments to fund such repairs or replacements, as determined by the Board of Directors.

- For specific information, see: Declaration §§ 7(a), 24, 25(a), and 26; Bylaws, Article V § 5.1.

10. **Alterations of Units and Limited Common Elements.** Unit owners must obtain written permission from the Board of Directors prior to any alteration or improvement to the exterior of the unit, the limited common elements, or the common elements. Unit owners shall be prohibited from making any changes within a unit that affect the structural soundness of the unit or the building.

- For specific information, see: Bylaws, Article VI § 6.1(h); Rules and Regulations §§ 5.1-5.3 and 7.

11. **Parking.**

Availability: Number of parking spaces assigned to each unit: **1-2**.

All units are assigned one numbered parking space located near the owner's unit. There are twenty-four (24) garage parking spaces assigned to certain units; all other parking spaces are surface lot spaces. Unit owners enter a lottery to rent an additional parking space from the Association for a monthly fee at the Annual Owners Meeting held each February.

Cost: There is no additional cost for the first parking space. Additional spaces may be rented for a fee determined by the Board of Directors (Currently $150.00 Annually).

Guest Parking: Guest parking is available in the Southwest and Northwest surface lots.

Additional Parking Rules and Restrictions: See Declaration §§ 7(b) and 8; Bylaws, Article VI § 6.1(c); Rules and Regulations § 2.

12. **Rental of Units:** Owners are permitted to lease their units, provided a written lease is approved by the Board of Directors. All leases shall be for a period of not less than twelve (12) months. No units may be occupied by solely non-owner occupants during the three (3) year period immediately following a transfer of ownership. Owners must also provide the Association with every tenant's contact and vehicle information.

13. **BBQ Pits & Grills:** BBQ pits or grills must be at least 10 feet away from the building and stored on balconies only after they have cooled down. The use of BBQ pits/grills on balconies are not permitted at any time.

14. **Pets:**

Number of Pets Allowed Per Unit: Owners are limited to two (2) domestic dogs, cats, or birds.

Dog Breed Restrictions: Pit Bulls, Rottweilers, Mastiffs, and German Shepherds, whether pure or mixed breed, shall not be permitted. This is not an exhaustive list and subject to Board review.

Pet Rules and Regulations: Any owner owning a dog or cat over five (5) months of age must obtain a license for the animal with the City of Milwaukee. Pets must be leashed at all times when outside of the unit. Owners will be responsible for the immediate removal and disposal of all of his or her pet's waste. Owners must prevent their pets from engaging in any conduct that constitutes a nuisance.

- For specific information, see: Amendment to Bylaws, Article VI § 5(f); Rules and Regulations § 3.1.

15. **Amendments:** Wisconsin law allows the unit owners to amend the Declaration, Bylaws, Rules and Regulations and other condominium documents if the required votes are obtained.

Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

Declaration: The Declaration may be amended with the written consent of at least seventy-five percent (75%) of the unit owners, subject to mortgagee approval.

By-Laws: The Bylaws may be amended by the affirmative vote of at sixty-seven percent (67%) of the unit owners.

Rules & Regulations: Rules and Regulations may be adopted or amended by the Board of Directors.

- For specific information, see: Declaration §§ 25(j) and 27; Bylaws, Article VI § 6.4 and Article VII § 7.1.

16. **Fees on Declarant-Owned Units:** This category is not applicable to this condominium because there are no unsold, declarant-owned units in the condominium.

17. **First Right to Purchase a Unit:** The Association does not have a first right to purchase a unit (also known as a "right of first refusal").

18. **Transfer Fee:** The Association does charge a transfer fee of $175.00 in connection with the transfer of ownership of a unit of .

19. **Disclosure Material Fee:** The Association charges a $25.00 fee, plus postage, for hard copies of the disclosure materials. The disclosure materials are available for free on the Managing Agent's website.

20. **Payoff Statement Fee:** The Association does not charge a fee for providing a payoff statement under § 703.335, of the Wisconsin Statutes. However, if more than one payoff statement is requested for a unit during any two-month period, the Association may charge up to $25.00 for each additional payment statement, pursuant to § 703.335(4), of the Wisconsin Statutes.

21. **Reserves**. The Association maintains a reserve fund for replacement, or repair of common elements and other extraordinary expenditures. The Association does not maintain a Statutory Reserve Account.

22. **Reserve Balance.** The amount of the reserve balance is $_____. This amount is current as of _____.

- For specific information about the reserve balance, contact the Board of Directors.

This Executive Summary was prepared on April 27, 2023 and revised on July 7, 2025 by Ogden & Company, Inc..

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