

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the ♦ icon), or may be completed to both summarize the information and refer to the condominium documents. *This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure material. It is not a substitute for a professional review of the condominium documents.*

Condominium Name: Tuckaway Creek Condominiums

How is the condominium association managed?

- What is the name of the condominium association? Tuckaway Creek Condominium Association
- What is the association's mailing address? 16535 W. Bluemound Rd., Ste. 120, Brookfield, WI 53005.
- How is the association managed? ☐ By the unit owners (self-managed) ☒ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Camco Management, Inc. (Management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? 16535 W. Bluemound Rd. Ste. 120, Brookfield WI 53005
phone 262-796-2140, Fax 262-796-2146, EMAIL camco@camcōngmt.net

♦ For specific information about the management of this association, see _____

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 4 How many Outside? 2 How many Inside? 2
☐ Common element ☒ Limited common element ☒ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction (check all that apply)
- Do I have to pay any extra parking fees (including separate maintenance charges, if any)? ☒ No
☐ Yes, in the amount of \$_____ per _____ ☐ Other (specify): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents?
☐ No ☒ Yes – Where? Condominium documents
Are parking spaces assigned to a unit by deed? ☒ No ☐ Yes Can parking spaces be transferred between unit owners? ☒ No ☐ Yes
*What parking is available for visitors? In spaces assigned to the unit or on the street per condominium documents.
*What are the parking restrictions at this condominium? Vehicles are restricted to passenger cars and trucks no larger than a standard pickup. Boats, trailers of any sort, or motor homes are not allowed to be parked outside of the garage.

♦ For specific information about parking at this condominium, see Declarations Article IV section 3 and 3A

May I have any pets at this condominium?

- ☐ No ☒ Yes What kinds of pets are allowed? Birds, cats, fish.
What are some of the major restrictions and limitations on pets? Pets are restricted to the inside of the unit unless they are in a pet carrier. No exotic pets and the number of pets is restricted to 2 including guest pets.

♦ For specific information about the condominium pet rules, see Pet rules

May I rent my condominium unit?

- ☐ No ☒ Yes What are the major limitations and restrictions on rental unit? Only a "permitted person" shall be a resident in any unit. A permitted person is either an owner, grantor or settlor of a revocable trust, or a person who is within the first degree of kinship to an owner. A non-permitted person may lease provided a permitted person remains in residence.

♦ For specific information about renting units at this condominium, see Declarations Article IV section 2, Amended Bylaws Article XII section 2, 3 and 4.

Does this condominium have any special amenities and features?

- ☐ No ☒ Yes What are the major amenities and features? Swimming Pool Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☒ No ☐ Yes
- What is the cost? \$ _____

♦ For specific information about special amenities, see Declarations Article IV section 3

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair all elements interior and on the exterior of the building including limited common elements. All elements shared by unit owners must be shared.

♦ For specific information about unit maintenance and repairs, see Declarations Article II section 2 and Amendment 3.

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed as follows: Board of Directors/Management Company solicits bids and authorizes work to be performed.
- How are repairs and replacement of the common elements funded? ☒ Unit owner assessments ☒ Reserve funds ☒ Both ☐ Other (specify): _____
- Limited common element maintenance, repairs, and replacement is performed as follows: see, Declarations Article II section 2 and Amendment 3.
- How are repairs and replacements of the limited common elements funded? ☐ Unit Owner assessment ☐ Reserve Funds ☐ Both ☒ Other (specify): Unit owner is responsible for maintaining and repairing limited common elements.

♦ For specific information about this condominium's common element maintenance, repairs and replacements, see Declarations Article IV section 10.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No

Is there a Statutory Reserve Account (*see note on page 3*)? ☐ Yes ☒ No

♦ For specific information about this condominium's reserve funds for repairs and replacements, see Declarations Article VI section 3 and 4.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owner units) ☐ No ☐ Yes - In what way? _____
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☐ No ☐ Yes - Describe these provisions: _____

♦ For specific information about condominium fees during the developer control period, see _____

Has the declarant (developer) reserved the right to expand this condominium in the future?

- ☒ No ☐ Yes How many additional units may be added through expansion? _____ units
- When does the expansion period end? _____

- Who will manage the condominium during the expansion period? _____

♦ For specific information about condominium fees during the developer control period, see _____

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: see Amendment 3
- Describe the rules, restrictions and procedures for enclosing limited common elements: Board of Director approval is required prior to any alteration of limited common elements.

♦ For specific information about unit alterations and limited common elements enclosures, see Amendment 3.

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws 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.

♦ For specific information about condominium document amendment procedures and requirements, see Bylaws Article XIV Amendments

Other restrictions of features (optional): _____

This Executive Summary was prepared on 31-Mar-2006, revised 24-Nov-2009 for rental by-law change by Association President

Robert A. Schuster
Robert A. Schuster

President

Vice President

Secretary or Treasurer

*Note: A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units.) In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from § 703.165.

POOL RULES

TUCKAWAY CREEK CONDOMINIUM ASSOCIATION

POOL RULES

1. POOL HOURS ARE 7:00 A.M. TO 10:00 P.M.
2. NO DIVING OR RUNNING IS PERMITTED.
3. NO FOOD IS PERMITTED INSIDE THE GATED POOL AREA.
4. NO GLASS IS PERMITTED INSIDE THE GATED POOL AREA.
5. NO SMOKING IN THE GATED POOL AREA.
6. ALL GUESTS MUST HAVE AN ADULT RESIDENT PRESENT.
GUESTS CAN NOT BE LEFT UNATTENDED FOR LONGER THAN
10 MINUTES. (RESIDENCY STATUS IS DETERMINED BY THE
BOARD AND RECORDED AT THE MANAGEMENT CO.)
7. CHILDREN THAT ARE UNDER 16 YEARS OF AGE MUST HAVE
AN ADULT RESIDENT PRESENT AT ALL TIMES AND EACH
GUEST CHILD 4 YEARS OF AGE AND YOUNGER MUST HAVE
EXCLUSIVE ADULT SUPERVISION.
8. EXCESSIVE NOISE THAT DISRUPTS OTHER RESIDENTS AND
GUESTS WILL NOT BE TOLERATED.
9. ONLY RADIOS WITH EARPHONES ARE PERMITTED.
10. ALL PERSONAL BELONGINGS MUST BE REMOVED WHEN
LEAVING THE POOL AREA.
11. NO FLOATING MATTRESSES WHEN THE POOL IS CROWDED.
12. NO PRIVATE CALLS ARE TO BE MADE FROM THE POOL
TELEPHONE. THIS PHONE IS FOR EMERGENCIES ONLY.

THIS IS A **PRIVATE** AND **LICENSED** POOL AND IS GOVERNED BY
REGULATIONS MANDATED BY THE STATE OF WISCONSIN.

MISC

**CONDENSED VERSION OF DOCUMENTS, DECLARATION
& BY-LAWS OF TUCKAWAY CREEK CONDOMINIUM
ASSOCIATION, INC.
(SEE CONDO BOOK FOR DETAILS IN FULL)**

1. Owner bears the cost of all exterior and interior maintenance and repairs including limited common areas to serve their unit (Amendment #3 to Declaration of T.C.C.A.).
2. The Board members have to approve any and all requests for exterior alterations before any work is started. Examples: such as alteration of exterior paint color, roofs, chimneys, vents, gutters, flashings, porches, decks, exterior building surfaces, walks, patios, railings, lighting fixtures, etc.
3. No pets EXCEPT house cats (max of 2), fish, turtles or other small aquatic creatures, birds (max of 2) are allowed, all of which must be kept within a condominium unit. NO pets are allowed on condo grounds. (Amendment # 4)
4. Board (Association) approval necessary to lease a unit (See Article IV, Section 2).
5. No person may keep or store anything on any portion of the common areas.
6. No overnight parking on or along Tuckaway Creek Dr. between the hours of 3:00 A.M. and 6:00 A.M. Parking during other hours restricted to no more than a period of 6 hours.
7. No boat, equipment, trailer, motor home, house trailer, or truck larger than the standard pick-up truck is permitted to be parked outside the garage.
8. No outdoor cooking equipment is to be used on any wooden surfaced area (Storage of this equipment upon such wood surfaced areas is permitted).
9. Repair and Maintenance of Tuckaway Creek Dr (road, curbs, gutter, sewer, water, electrical or gas) is the responsibility of the Association as directed by the Board.
10. Wooden walkway and path surrounding entire complex is for walking only for owners and guests (no bicycles, roller blades, other vehicles, or pets of any kind allowed at any time).
11. Watering of all lawns is done by owner living in that area. (No sprinkling system provided).
12. Wood combination storm door for front entrance approved by Board is a model "Ultra-View" by Milwaukee Millwork. As an alteration, Board approval required for first time installation.
13. Recycling collection is every other week on Friday and Trash collection every Friday. Trash should be in sealed plastic bags or containers. Do not put trash out a day ahead as raccoons will break open and make a mess.
14. **SWIMMING POOL & GAZEBO:** A key is provided for residents for the lock on the swimming pool entrance gate. Please lower sun umbrellas after use and be sure to lock the pool gate when leaving the pool. Pool rules posted on Bulletin Board.
15. Speed limit within the Tuckaway Creek Condominium complex is 15 mph.
16. NO displayable signs allowed in complex except Condo "For sale" sign (one) allowed in 2nd story window. Day of Open House (one) flag allowed in front of unit for sale.

THE ABOVE APPLIES TO ALL RESIDENTS AND THEIR GUESTS!

Luckaway Creek Condominium

Association

Maintenance/Repair Responsibility Guidelines

Description	Maintenance/Repair	
	Homeowner	Association
Snow Removal Street, Drives, and Walks (snowfall amount over 2")		√
Cutting Grass		√
Trimming Trees and Shrubs		√
Painting of Building	√	
Electrical Wiring, Fixtures and Meter Base for Street, Pool and Mailboxes		√
Electrical Wiring, Fixtures and Meter Base for Buildings	√	
Water Laterals for Pool		√
Water Laterals for Buildings	√	
Sump Pump	√	
Cable TV Wiring	√	
Driveways	√	
Brick Paved Walkways and Patios for Buildings	√	
Common Brick Paved Areas and Wood Walkway		√
Gutters	√	
Wood Decks Associated with Buildings	√	
Roofs	√	
Street Roadway and Curbing		√
Siding, Trim and Windows	√	
Chimney, Flashing and Vents	√	
Telephone Lines	√	
Gas Lines	√	
Garage Door and Exterior Doors	√	
Furnace	√	
Air Conditioning	√	
Pool Plumbing and Filtering System		√
Building Plumbing	√	
Gazebo		√
Cutting Down of Dead Trees & Replacement of Trees/Shrubs		√
Critter and Insect Removal in Buildings	√	