Rules and Regulations
Coachlight Village Condominium Town Homes

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COACHLIGHT TOWNHOMES OWNERS' ASSOCIATION
RULES AND REGULATIONS

ASSESSMENT AND ASSESSMENT COLLECTION

- The regular monthly assessments, as and for the payment of common expenses as determined by the Board pursuant to the By-Laws of the Coachlight Townhomes Owner's Association, Inc. are **due on or before the first day of each month.**

- Special assessments, as levied from time to time by the Board, and/or the installment thereof, shall be due on or before the date or dates stated in the Board's notice to the Unit owners informing of the levied special assessment.

- Payments made will first be applied to the "oldest" charges on a unit owner's account and not in any other manner. Payments tendered with future dates (postdated) are not allowed and will not be accepted by the Association. The actual date of the Association's receipt of a payment shall control as to whether payment was made timely. Any costs incurred by the Association as a result of the return of a unit owner's payment due to insufficient funds, or other similar reason, shall immediately be assessed to the Unit owner's account and therefore against the Unit owner's unit, until such costs are reimbursed to the Association by the Unit owner, provided that the cost shall not be less than $50.00. No statement of "payment in full," "accord and satisfaction," or other similar notation on or accompanying any payment shall be binding on the Association.

- **An automatic assessment of $50.00 shall be made to a Unit owner's account and, therefore, against the Unit owner's unit in the event any assessment whether regular or special, whether an installment or otherwise, is not received by the Association by the fifteenth (15) day after its due date.** This automatic additional assessment shall be made upon each failure by the Unit owner to remit good and timely payment of any assessment of installment thereof.

- The Association treasurer shall provide the Unit owner written notice of each automatic additional assessment and the resulting balance owed by the Unit owner. The treasurer's failure to provide said notice and/or the Unit owner's failure to receive said notice shall not effect, in any fashion, the imposition of such automatic additional assessment.

- The resulting new balance owed by the Unit owner must be paid in full within fifteen (15) calendar days of the date on which the automatic additional assessment was made pursuant to Section 10.4 above, to prevent further and/or additional collection procedures.

- The unit owner's right to be recognized and heard at all meetings of the Association, whether member's meetings or Board of Director's meetings, shall automatically be suspended upon the Unit owner's failure to pay any resulting new balance owed by the Unit owner, in full, on or before the date due, as determined in Section 10.5 above. Such suspension shall remain in effect until any and all moneys owed, as provided herein, are paid in full.

- An automatic additional assessment of $100.00, as and for additional costs incurred by the Association to recalculate and adjust the Unit owner's account, shall be made to the Unit owner's account and therefore, against the Unit owner's unit in the event the Unit owner fails to remit, in full, by the due date any resulting balances owed pursuant to Section 10.5 above. The Association treasurer shall <u>not</u> be required to notify the Unit owner of the imposition of said automatic additional assessment.

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- Upon the assessment of the amount stated in Section 10.7 above, the Association treasurer shall immediately refer the delinquent Unit owner's account to legal counsel for the Association. Said legal counsel shall cause a Statement of Condominium Lien to be filed against the Unit owner's unit, (or other such method of collection so advise by legal counsel) securing all amount then owed to the Association and all amounts permitted under the laws of the State of Wisconsin, the Declaration of Condominium, the Association By-Laws, and these Rules and Regulations.

- Once the Unit owner's account has been referred to legal counsel all payments of the Unit owner's account must be submitted to such legal counsel for proper application of same. In the event a Unit owner submits to said legal counsel a payment which is thereafter returned due to insufficient funds, or other similar reason, the Unit owner's account and, therefore the Unit owner's unit, shall be automatically assessed $100.00 as and for additional costs incurred by the Association in consulting with legal counsel to recalculate and adjust the Unit owner's account. Upon the assessment as provided herein, the Unit owners right to vote at all meetings of the Association, whether members' meetings or Board of Directors' meetings, shall automatically be suspended. Such suspension shall remain in effect until any and all moneys owed, as provided herein, are paid in full.

- An automatic second additional assessment of $160.00, as and for additional costs incurred by the Association to recalculate and adjust the Unit owner's account, shall be made to a Unit owner's account, and therefore, against the Unit owner's unit upon the commencement of litigation against the Unit owner for the collection of any amount owed to the Association. All costs incurred by the Association's legal counsel or advanced by the Association, with respect to prosecuting said litigation, including, but not limited to lien filing fees, court costs, post judgment supplemental costs and interest, shall be automatically assessed to the Unit owner's account, and therefore, against the Unit owner's unit.

- Upon the Association's referral of a Unit owner's account to legal counsel for collection, the balance owed by the Unit owner, together with all subsequent accruing and/or additional assessments, shall incur interest at the rate of eighteen percent (18%) per annum until the Unit owner's account is paid in full. Said interest shall relate back to and commence from the date on which the oldest owed assessment became due. All payments upon a Unit owner's account shall first be applied to the interest accrued, if any, and then to assessments in the order in which they were assessed.

AVAILABLE REMEDIES AND FINES

- The following is a schedule of the fines that will be imposed under these rules and regulations, pursuant to the provisions hereof, as a result of a member's violation of or non-compliance with the By-Laws, rules, regulations, covenants, conditions or restrictions:

(a) **A WRITTEN WARNING <u>for a member's first violation</u>** of or non-compliance with a specific By-Law, rule, regulation, covenant, condition or restriction. A written warning shall not be needed prior to the enforce of Article 8.1 of these rules and regulations.

(b) **FIFTY DOLLARS ($50.00) <u>for a second violation</u>** of or noncompliance with a specific By-Law, rule, regulation, covenant, condition or restriction for which the member received a written warning pursuant to paragraph (a) immediately above.

(c) **ONE HUNDRED DOLLARS ($100.00) <u>for each successive violation</u>** of or noncompliance with a specific By-Law, rule, regulation, covenant, condition or restriction for which the member received a written warning pursuant to paragraph (a)

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immediately above, and incurred the imposition of the fine prescribed in paragraph (b) immediately above.

- In addition to the provisions of Section 1 hereof, the remedy provisions of the By-Laws shall remain available to the Association.

MANAGEMENT

- No member or occupant of a member's unit shall or attempt to direct, supervise, or in any manner assert control over any association contracted worker(s). Poor workmanship or performance of such individuals should be reported to the Board or to the property management company immediately.

- In the event the Association utilizes the services of a professional management company to which assessments are remitted by the Unit owners or which is otherwise responsible for the accounting of paid and unpaid assessments or notifying the Unit owners of the balance of Unit owner's account or responsible for enforcement of the provisions of the Declaration, the By-laws and/or these rules and regulations all requirements or duties of the Association and/or officers (Board of Directors) shall be the requirements or duties of the management company so retained by the Association. All notices and/or requests to the Association shall be directed to the management company for presentation to the Board of Directors.

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COACHLIGHT VILLAGE TOWNHOMES
REGULATIONS REGARDING SATELLITE DISHES AND OTHER OVER-THE-AIR RECEPTION DEVICES

General Policy:
A WRITTEN REQUEST MUST BE SUBMITTED TO THE BOARD OF DIRECTORS FOR APPROVAL PRIOR TO THE INSTALLATION OF A SATELLITE AND OTHER OVER-THE-AIR RECEPTION DEVICES. The installation and maintenance of satellite dishes and other over-the-air reception devices may only be installed in accordance with Association regulations and are the responsibility of the owner.

All costs associated with the installation, maintenance and removal of satellite dishes and other over-the-air reception devices are the responsibility of the owner. **WRITTEN BOARD APPROVAL IS REQUIRED PRIOR TO THE INSTALLATION OF A DISH OR DEVICE.**

- **NO DISHES ARE GRANDFATHERED WITHIN THE ASSOCATION**

Satellite Dish Policy Regarding Common Areas:
Satellite dishes or other over-the-air-reception devices **may only** be placed on a poles mount in a limited common area, which is your patio area.

The satellite dish can be placed pole mount no higher than four (4) feet in the air and no more than three (3) feet from the building.

The satellite dish and antenna must blend into the background and not detract from the aesthetics of the buildings.

The owner shall install all wiring and other connections in as unnoticeable manner as possible and at the owner's expense. Installation of the wires and dish cannot damage the exterior of the building. Wires must be painted to match the exterior of the building. Any damage done to the common or limited common areas, as the result of installing or maintaining a satellite dish, is the responsibility of the owner.

The size of the satellite dish or other over-the-air reception devices must not detract from the aesthetics of the buildings or endanger the integrity of the building or the safety of the residents and cannot be any larger than 36 inches in diameter.

If service is discontinued or the unit is sold, the satellite dish or other over-the-air reception devices must be removed at the owner's expense. Any damage left from the removed device must be repaired at the owner's expense.

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Executive Summary
Coachlight Village Condominium Town Homes

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EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is Coachlight Village Condominium Town Homes, Inc.

2. EXPANSION PLANS: There are no expansion plans.

3. GOVERNANCE: The name of the condominium is Coachlight Village Condominium Town Homes, Inc., and its address is c/o Ogden & Company, Inc., its managing agent. The individual who may be contacted regarding the condominium in general is Niki Hans, 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6368.

4. SPECIAL AMENITIES: There are no special amenities.

5. MAINTENANCE AND REPAIR OF UNITS: A description of an owners responsibilities for the repair and maintenance of the Owner's Unit is in Article XI, Section 2 of the Declaration (pages 18 through 20) and Article VI Section 6.02 of the By-Laws (page 41).

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair and replacement of common elements and limited common elements is Daniel Mariusic, c/o Ogden & Company, Inc., 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6361.

7. Repairs normally are funded from unit owner assessments and replacements from reserve funds.

8. RENTAL OF UNITS: Rental of units is not permitted except as provided in Article V, of Section 1 of the Declaration (pages 8 and 9).

9. UNIT ALTERATIONS: Rules, restrictions or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements is in the Declaration Article XI, Section 3 (page 20) and Article XI Section 4 (pages 20 and 21).

10. PARKING: Parking is subject to Article V Section 2 of the Declaration (page 9) and Article VI Section 6.01 of the By-Laws (page 41).

11. PETS: The rules relating to pets are in Article V, Section 4 (page 10) of the Declaration and Article VI Section 6.04 of the By-Laws (page 42).

12. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a statutory reserve account under Wisconsin Statutes Section 703.163.

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13. 11m. DECLARANT: The Declarant is no longer involved with Coachlight Village Condominium Town Homes, Inc., and therefore no longer has any rights or obligations with respect to the payment of maintenance fees or the levying or payment of assessments.

14. AMENDMENTS: A unit purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The procedure for amending the Declaration is in Article X of the Declaration (page 17) and for amending the By-Laws is in Article VII Section 7.01 of the By-Laws (page 44).

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CC&Rs
Coachlight Village Condominium Town Homes

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DISCLOSURE MATERIALS

OF

COACHLIGHT VILLAGE CONDOMINIUM TOWN HOMES, INC.

SELLER:

SELLER'S ADDRESS:

1. 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.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

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DECLARATION OF CONDOMINIUM

OF

COACHLIGHT VILLAGE CONDOMINIUM TOWN HOMES, INC.

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DECLARATION OF CONDOMINIUM

OF

COACHLIGHT VILLAGE CONDOMINIUM TOWN HOMES

This Declaration is made and entered into by THOMAS THOMSON and DONALD R. POLZIN, Co-partners, d/b/a COACHLIGHT VILLAGE PARTNERSHIP, hereinafter called the Declarant, pursuant to the provisions of the Unit Ownership Act of the State of Wisconsin.

WHEREAS, Declarant owns the real property in the City of New Berlin, County of Waukesha, Wisconsin, described in Exhibit "B" attached.

NOW, THEREFORE, for the purpose of submitting the above described land and improvements described below to condominium ownership, the Declarant hereby submits the same to the provisions of the Unit Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes, and declares the property and all improvements now or subsequently placed thereon and appurtenances thereto subject to the Unit Ownership Act of the State of Wisconsin and imposes the following division, covenants, restrictions, limitations, conditions and uses to which the above described real property and improvements thereon, or to be construed thereon, may be put and hereby specifies that the provisions of this Declaration shall constitute covenants to run with the land and shall be binding on the Declarant, his

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successors and assigns, and all a subsequent owners of all or any part of the above described real property and improvements, together with their grantees, successors, heirs, personal representatives, devisees or assigns.

ARTICLE I

DIVISION OF DESCRIBED REAL PROPERTY

The Declarant, in order to establish a plan of condominium ownership for the above described real property and improvements, divides the real property into the following free hold estates:

1. Thirty-two (32) separate, designated and legally described free hold estates consisting of the space or area and portions of buildings within boundaries of each of the thirty-two (32) units located in eight (8) multi-family buildings, none of which have a name, with four (4) units in each building, each building consisting of two (2) stories and basement and including a basement storage space and garage area. The vertical boundaries shall be the interior undecorated surfaces of the perimeter walls, windows, window frames, door and door frames, and shall extend to and include the interior surface of the patio fence and columns. The horizontal boundaries shall be the plane or planes of the surface of the base floor and the plane or planes of the interior undecorated ceilings or the perimeter of any exposed ceiling beams as the case may be. Each unit shall have an easement between the exterior surface of the interior drywall and the interior surface of the exterior walls of the

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unit to facilitate the use of wall hangings or hanging objects. The layout of the buildings and units are further depicted in Exhibit "A" attached.

2. A fee simple estate in the "general common areas" which shall include the land, the footings, the foundations, roofs, main walls and all other supports of the building, the recreation and landscaped areas and facilities, the outdoor parking areas and driveways, pavements, walks, the pipes, wires, drains, supply lines, conduits and utility lines installed for common use, and including such other items on the property not within a unit as are designated as "general common areas" in Section 703.02 (6) of the Wisconsin Statutes, except for those areas designated a "limited common areas" by paragraph 3 of this Article. the use of the general common areas shall be as prescribed in the By-Laws.

3. A fee simple estate in the "limited common areas" which include the exterior surface of the walls of the unit, including the exterior surface of the wall of the unit within patio area; the balcony; the front entrance area for each unit and the area for automobile parking assigned to each unit. The use of the limited common areas shall be as prescribed in the By-Laws.

ARTICLE II

IDENTIFICATION OF UNITS

The thirty-two (32) separate units hereby established for separate conveyance consist of eight (8) buildings with four

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(4) units in each building bearing addresses in the City of New Berlin, County of Waukesha, Wisconsin, as follows:

Building A	Building B
1725 South Carriage Lane	1745 South Carriage Lane
1727 South Carriage Lane	1747 South Carriage Lane
16242 South Coachlight Drive	16210 South Coachlight Drive
16244 South Coachlight Drive	16212 South Coachlight Drive

Building C	Building D
16222 South Coachlight Drive	16262 South Coachlight Drive
16224 South Coachlight Drive	16264 South Coachlight Drive
16230 South Coachlight Drive	16302 South Coachlight Drive
16232 South Coachlight Drive	16304 South Coachlight Drive

Building E	Building F
16250 South Coachlight Drive	16342 South Coachlight Drive
16252 South Coachlight Drive	16344 South Coachlight Drive
16310 South Coachlight Drive	16350 South Coachlight Drive
16312 South Coachlight Drive	16352 South Coachlight Drive

Building G	Building H
16334 South Coachlight Drive	16322 South Coachlight Drive
16336 South Coachlight Drive	16324 South Coachlight Drive
16364 South Coachlight Drive	16370 South Coachlight Drive
16366 South Coachlight Drive	16372 South coachlight Drive

Each building is of wood frame construction with a combination brick and siding exterior finish with wood trim. Each building has four (4) units with a basement and attached one (1) car garage. Each unit is gas heated, air conditioned, contains a separate gas water heater, refrigerator, range, dishwasher, garbage disposal, and electrical fixtures. Each unit

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shall be carpeted in the living room dining room, stairway, hall and both bedrooms, and shall be tiled in the master bathroom, guest bathroom, half-bath, foyer, kitchen and basement stairway. The location of the buildings and units are depicted in Exhibit "B" attached.

ARTICLE III

PERCENTAGE OF OWNERSHIP IN COMMON AREAS AND FACILITIES

The fraction of common interest in the general common areas and facilities to each dwelling unit shall be one-thirty-second (1/32) for each dwelling unit.

ARTICLE IV

ASSOCIATION OF UNIT OWNERS

After the Declarant, by pior notice to the Association, terminates his management and operation of the condominium property, all the general common areas and limited common areas in condominium status shall be administered, managed and operated by a non-profit corporation organized under Chapter 181 of the Wisconsin Statutes known as COACHLIGHT VILLAGE CONDOMIMIUM TOWN HOMES, INC. hereinafter referred to as the "Association", and in accordance with the By-Laws of the Association. The affairs of the Association shall be managed by a Board of Directors consisting of such number of persons as provided for in the By-Laws. Initially, and for the period determined hereunder, the Declarant shall appoint members of the Board of Directors of the Association. Thereafter, the Board of Directors shall be elected

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by members in the manner and for the term provided in the Articles and the By-Laws. Each owner of a unit shall be a member of the Association and entitled to one (1) vote for each unit owned. Membership shall exist concurrently with ownership and shall terminate when ownership of the fee title terminates. The powers and duties of the Association shall include those set forth in the Declartion and in the Articles of Incorporation and By-Laws of the Association.

ARTICLE V

RESTRICTIONS ON USE AND TRANSFER

Each unit and every owner of a unit shall be subject to the following restrictions, covenants and conditions:

1. The unit shall be occupied and used only for private dwelling purposes and for no other purposes. Not more than four (4) persons from the same family unit regardless of their degree of consanguinity affinity, or to not more than two (2) unrelated persons. No trade or business shall be carried on anywhere within the condominium. After completion of a unit, the Declarant may lease a unit, but after fee title to a unit has been conveyed by the Declarant to an owner, it may not thereafter be leased except for a term of not less than twelve months. . The foregoing restriction related to the minimum lease term shall not apply to transfers made solely for the purpose of securing the performance of an obligation, transfers involving a foreclosure sale or other judicial sale or any transfer to a mortgagee in

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lieu of foreclosure. Any occupant of a unit with the authority of the owner shall comply with all of the duties imposed hereunder on the owner. No units may be subdivided or rooms in any unit rented or transient tenants accommodated.

2. No owner shall cause or permit the general common areas to be so used as to deny the other owners the full use of such areas. All walks, driveways and parking areas shall be kept clean and orderly and free of wagons, grills and pools and like objects and loitering on walkways and driveways shall not be permitted. No owner shall within his unit or anywhere on the condominium property, store, collect, permit or use any materials or products which will increase the rate of insurance or result in cancellation of insurance. No activity shall be undertaken or permitted which may be an annoyance to other owners, including the use of musical instruments, televisions or radios at such times, or in such volumes of sound, as to be objectionable to other owners. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials or trash is prohibited and trash and garbage containers shall be situated only in designated locations. None of the above materials shall be consumed by fire in incinerators, open fires, fireplaces or elsewhere. No structure, trailer, tent or shack, temporary or otherwise, shall be placed or maintained on any of the general or limited common areas nor shall any clothes hangers or clotheslines be placed or maintained on such common areas. The recreational area shall be used only for purposes authorized and

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approved by the Association.

3. If any portion of the common areas and facilities encroaches upon a unit, a valid easement for the encroachment and for the maintenance of the encroachment so long as it stands shall exist.

4. No animals or birds shall be permitted within the condominium units, except Building H. Provided, further that the owner of each pet is required to pick up the droppings of each pet.

In event that the pet or pets become nuisance, which determination shall be made in the sole judgment of the Bard of Directors of the Association, the Board of Directors shall have the power to prohibit such unit from having the aforesaid pet, and require the owner to remove said pet from the premises.

5. An owner of a unit desiring to convey title to such unit shall, when he has received a bonafide offer therefor, notify the Board of Directors of the Association in writing of his intention and desire to convey pursuant to the bonafide offer he has received, and such notice shall supply the name of the proposed purchaser, the term and conditions of the proposed transaction and the proposed date of conveyance and his commitment to convey in accordance with such offer if the Association does not adopt such offer as hereunder provided. For a period of ten days (10) following receipt of such notice by the Association, it shall have the right to purchase such unit upon

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the terms and conditions stated in such offer. The adoption shall be in writing and conveyance shall be made within thirty (30) days, in accordance with the terms and conditions of the adopted offer. If such offer is not adopted by the association within such ten (10) day period, the owner shall have the right, continuing for four (4) months thereafter, to convey in accordance with such offer. If the conveyance pursuant to the offer which the Association fails to adopt does not occur within four (4) months after notice to the Association, or if the owner receives a subsequent offer, then, in that event, the new or subsequent offer shall again be submitted to the Board of Directors as provided herein.

The right of first refusal provided for in this Article shall not apply to transfers by Declarant or the Declarant's successors or assigns (a purchaser from Declarant shall not be deemed a successor or assign), or to transfers made solely for the purpose of securing the performance of an obligation, transfers involving a foreclosure sale or other judicial sale or any transfer to a mortgagee in lieu of foreclosure, any transfer by a mortgagee following foreclosure or any proceeding or arrangement in lieu thereof, the transfer of one joint tenant's interest to the other joint tenant, or transfers by will or intestate distribution.

ARTICLE VI

ASSESSMENTS

Assessments shall be made against and collected from

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the unit owners for common expenses pursuant to the By-Laws of the Association and each unit owner shall be liable for the common expenses set forth therein; provided that as long as the Declarant shall not be responsible for any assessment which may be levied by the Association against any unit owned by the Declarant unless the unit is being leased by the Declarant. All assessments when due shall be both the debt of the unit owner and a lien on the unit. The lien for unpaid assessments shall also secure reasonable attorneys fees incurred by the Association incident to the collection of such assessment or enforcement of such lien and interest at the highest rate provided by law.

If, at the time the Declarant transfers control of the Associations to the unit owners, any maintenance fees or assessments are outstanding and unpaid, or any advancements by the Declarant to the Association have not been repaid, the Declarant shall deduct any of such amounts from monies on deposit with the Association plus interest at the rate of eight (8%) percent per annum computed from the date of the advancement by Declarant.

Any unit owner who mortgages his unit or any interest therein shall notify the Board of Directors of the name and address of his mortgagee, and also of the release of such mortgage, and the Secretary shall maintain all such information in the records of ownership of the Association. The Board of Directors at the request of any mortgagee or prospective purchaser of any unit or interest therein shall report to such

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person the amount of any assessments against such unit then due and unpaid.

The Association shall notify the holder of a mortgage on any unit, if such mortgagees's name and address has been provided to the Board of Directors, of any assessment levied pursuant to the By-Laws which becomes delinquent for a period in excess of thirty (30) days and in any other case where the owner of such unit is in default with respect to the performance of any other obligation which is provided for in this Declaration or the Association By-Laws or any amendments thereto, for a period in excess of thirty (30) days.

ARTICLE VII

RECONSTRUCTION AFTER LOSS

In the event of fire, casualty or any other disaster affecting one (1) or more of the units, the insurance proceeds, if sufficient to reconstruct or repair the damaged premises, shall be applied to the reconstruction or repair. Reconstruction or repair as used herein shall mean restoring the damaged premise to substantially the same condition that it was in prior to the fire, casualty or disaster. Such reconstruction or repair shall be accomplished by the Association.

If the insurance proceeds are insufficient to reconstruct or repair the damaged premises, but are equal to at least ninety (90%) percent of the cost of the reconstruction and repair, then the damaged premises shall be reconstructed or

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repaired by the Association with the insurance proceeds and all the owners shall be assessed for the deficiency. The provisions of Article VI shall apply to all sums assessed for any deficiency. If the insurance proceeds are less than ninety (90%) percent of the cost to reconstruct or repair the damaged premises, then the determination as to whether or not to reconstruct or repair the damaged premises shall be made by a vote taken by the member of the Association within ninety (90) days from the date of the fire, casualty or disaster. The affirmative vote of seventy-five (75%) percent of the members of the Association shall be required in order to reconstruct or repair the buildings, and upon such decision, the owners shall be assessed for the deficiency. The provisions of Article VI shall apply to all sums assessed for any deficiency. If the required number of members do not vote in favor of reconstruction or repair within the ninety (90) day period, then the provisions of Section 703.26, Wisconsin Statutes, shall apply.

ARTICLE VIII

INSURANCE

The Board of Directors of the Association shall obtain and continue in effect insurance coverage on the building and the other improvements on the property in an amount equal to the maximum insurable replacement value, affording protection against loss or damage by fire and such other hazards covered by a standard extended coverage endorsement and such other risks or hazards as from time to time shall be customarily covered with

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respect to buildings similar in construction, location and use. The insurance shall be for the benefit of the Association and the owners and their mortgagees as their interests may appear; provided, however, that all proceeds payable by reason of the insurance shall be paid to the Association as trustees for the owners and their mortgagees for the express purpose of reconstruction and repair as provided in Article VII hereof, or if it is determined in the manner as provided in Article VII hereof that the damaged premises for which the proceeds are paid shall not be reconstructed or repaired, the proceeds shall be applied as provided in article VII hereof. The foregoing provisions of this Article are without prejudice to the right of any owner to obtain individual unit insurance; provided, however, that no owner shall be entitled to exercise his right to maintain individual unit insurance in such a way as to decrease the amount which the Association may realize as trustee under any insurance policy obtained by reason of the provisions of this Article. In addition to the insurance coverage that the Board of Directors of the Association shall obtain as provided above, the Board of Directors shall obtain public liability insurance and such other insurance as it shall determine from time to time to be desirable, all insurance premiums for any insurance coverage abtained by the Board of Directors shall be a common expense to be paid by assessments levied by the Association. The insurance policies shall, if obtainable without additional cost, contain a provision requiring the company to notify each first mortgagee of

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a unit, thirty (30) days in advance of cancellation of the policy.

ARTICLE IX

RIGHTS OF DECLARANT PRIOR TO TRANSFER

Until such time as the Declarant has sold all units, or voluntarily transfers control of the association to the unit owners, the declarant:

(a) Shall have the right to appoint the members of the Board of Directors of the Association, to amend the Declaration and to amend the Association By-Laws;

(b) May, but shall not be obligated to, manage and operate the condominium property, and may enter into contracts for the management of the condominium property with entitles associated with Declarant upon such terms and conditions as Declarant, in his sole discretion, deems reasonable;

(c) May use the general and limited common areas and facilities and any unsold unit for any purpose that may facilitate the sale of the units, including, but not limited to, in connection therewith, maintaining a sales office, showing the property and displaying signs;

(d) Shall have reserved unto himself the right to grant easements upon, over, through and across the common areas and facilities as may be required for furnishing any kind of utility services and may grant easements upon, over, through and across the common areas and facilities for ingress and egress to and from the condominium property and other real property

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adjacent to it;

(e) Shall have the right to make alteration and changes to the design, location and exterior materials and the interior arrangement of any unit.

ARTICLE X

AMENDMENTS TO DECLARATION

Subject to the restrictions of Article IX with respect to the Declarant's rights, the Declaration may be amended from time to time by the affirmative vote of at least two-thirds (2/3) of all unit owners. A unit owner's written consent is not effective unless it is approved by the mortgagee of the unit, if any. Any amendment to the Declaration adopted from time to time shall be evidenced by an appropriate certification entitling the same to recorded with the Register of Deeds, and shall not become effective until recorded in the office of the Register of Deeds for Waukesha, Wisconsin.

ARTICLE XI

MAINTENANCE, OPERATION, ALTERATION, REPAIR AND IMPROVEMENT

Responsibility for the maintenance of the property and restrictions upon the alteration and improvement thereof are as follows:

1. The Association shall maintain in good condition and repair, replace and operate all parts of the property not covered under Owner's Responsibilities, including but not limited to the following list.

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Expenses which the ASSOCIATION shall be responsible for (unless necessitated by the negligence of misuse of a unit owner, in which case such expense shall be charged to such unit owner):

a. Painting, repairing, restoration, maintenance and decorating of building exteriors and roofs, including garages and balconies.

b. General maintenance, repair or replacement of exterior fixtures including gutters, downspouts and mailboxes.

c. All grass cutting, edging and trimming.

d. Tending an cultivating bush beds and limited pruning of bushes and shrubberies.

e. Replacement of landscaping and shrubberies.

f. Tree pruning, cutting and replacement.

g. Fertilizing and weed control as required.

h. Raking and disposal of leaves and leaf removal from building gutters.

i. Maintenance and repair or restoration of driveways and exterior sump pump lines.

j. Repair and maintenance of exterior garage lights if damaged by vandalism or storms. Normal repair, i.e., replacement of bulbs and on/off controls are owners responsibilities.

k. Snow removal and salting if absolutely necessary, of common drives.

l. Provision, maintenance and storage of equipment and materials required to accomplish the foregoing.

m. Exterior surface of patio areas to the extent of being painted; no repairs are made.

n. The main water line in the building which serves all units.

o. Waste line from the building to the city hookup.

2. The owner of each unit shall maintain in good

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condition and repair all of the components or installations within or appertaince to the unit, including but not limited to the following list.

The items listed below are items which would be repaired or replaced at the expense of the UNIT OWNER:

Repair, maintenance, decorating, painting, etc. to maintain the appearance and condition of the interior of the owner's unit.

Repair, maintenance or replacement of:

a. plumbing lines and fixtures, including faucets, drains, water closets, etc.

b. water heaters

c. furnaces

d. doors, gates and locks

e. windows, including the glass, and screens

f. lighting fixtures

g. ranges

h. refrigerators

i. heating

j. air conditioning replacement, including compressor

k. dishwashers

l. disposal

m. door bells and related equipment

n. garage door, tracks, springs and openers

o. electrical wiring

p. vent fans

q. interior patio area and gate

r. garage and patio light bulbs and on/off control

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s. insect and rodent control in patio area, garage and owner's unit

NOTE: Assistance in securing people to repair, maintain and/or replace the above, or any similar problems, can be secured through the Association's management. The unit owner will be responsible for the cost thereof.

3. An owner of a unit shall make no changes within his unit which will weaken or tend to weaken the structural soundness of the building and shall promptly report to the Association any need for repairs for which the Association is responsible.

4. An owner of a unit shall in no case, paint, decorate or alter the appearance of any portion of the property outside of the unit without written approval of the Architectural Control Committee (ACC) and the Board of Directors (BOD)

Any owner desiring to alter the outside of their unit must submit to the ACC the following:

A. Drawing or drawings depicting desired changes including, but not limited to, dimensions, location, colors, product description, etc.

B. Estimated starting and completion dates of changes.

C. Certification that proposed changes will not impair the structural integrity of the building or any portion thereof.

D. Verification, prior to commencement of work, that proposed alterations comply with all state and local building codes. It is owners responsibility

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to obtain all necessary building permits that may be required.

E. Any additional information requested by the ACC or BOD.

The ACC shall review the request for change and make its recommendation for approval or denial. Their recommendation will be presented to the BOD, whose decision will be final.

5. No owner may erect, post or display posters, signs, "For Sale" or "For Rent" signs or advertising materials in or about the common area of the property. No awnings, enclosures, or coverings of any type shall be installed on the deck without the approval of the ACC and BOD as outlined in paragraph 4 of this section. The deck shall not be used for the storage of grills, bicycles, wagons, or for the handling or drying of laundry, carpets, rugs or clothing.

6. The Association shall not make alterations to the exterior of the building or make any other alterations or additions outside the area of any unit (excluding common areas) without majority approval of the unit owners.

ARTICLE XII

SERVICE OF PROCESS

Service of process shall be made on the Association agent, Bartlein and Co., 2380 N. 124th Street, P.O. Box 26123, Milwaukee, WI 53226 or upon such other person or persons and at such other location or locations as may be from time to time

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designated by the Board of Directors of the Association: provided, however, no change in the person and location for the service of process shall become effective until the recording of notice thereof in the office of the register of Deeds for Waukesha County, Wisconsin.

ARTICLE XIII

RIGHT OF ENTRY

The Declarant, for himself and his successors and assigns, reserves the right of entry to each unit by himself or his agents or any person authorized by the Board of Directors of the Association in case of emergency, whether the owner or occupant of the unit is present or not, and, upon prior request and at times convenient for the owner or occupant, to make installations, alteration or repairs.

ARTICLE XIV

SEVERABILITY

The invalidity of any provision contained in the Declartion by judgment or Court Order or otherwise shall not affect any other provisions herein contained.

ARTICLE XV

CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions

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hereof.

ARTICLE XVI

ARTICLE NUMBER AND GENDER

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

ARTICLE XVII

NOTICES

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one owner of a unit regardless of the number of owners who have an interest therein and to mortgage holders who have recorded their interests with the Secretary of the Association of Unit Owners.

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REEL 293 IMAGE 1229

Notices and other documents to be served upon the Declarant shall be given pursuant to Article XII. All owners shall provide the Secretary of the Association with an address for the mailing or service of any notice.

IN WITNESS WHEREOF, this Declaration has been executed this 20th day of March, 1978.

Thomas Thomson

Donald R. Polzin

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me, this 20th day of March, 1978, the above named THOMAS THOMSON and DONALD R. POLZIN, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission Expires 3/16/80

The undersigned, as mortgagee, consents to the foregoing Declaration of Condominium.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF WISCONSIN

BY: Leo T. Crivello, Vice President

Attest: Ronald Slagter, Assistant Vice President

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Order Date: 02-03-2026
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REEL 293 PAGE 1230

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

Personally came before me, this 31st day of March 1978, Leo T. Crivello, Vice President and Ronald Slagter, Assistant Vice Presdient, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Antoinette P. Ciofani
Notary Public, State of Wisconsin

My commission: expires 6/21/81

This instrument was drafted by Robert A. Teper of TEPER, FIORENZA, WEISS & TEPER, S.C. law firm.

1042683

REGISTER'S OFFICE
MILWAUKEE COUNTY, WIS.
RECORDED

1979 APR 14 PM 3 21

REEL 293 PAGE 1211

REGISTER OF DEEDS

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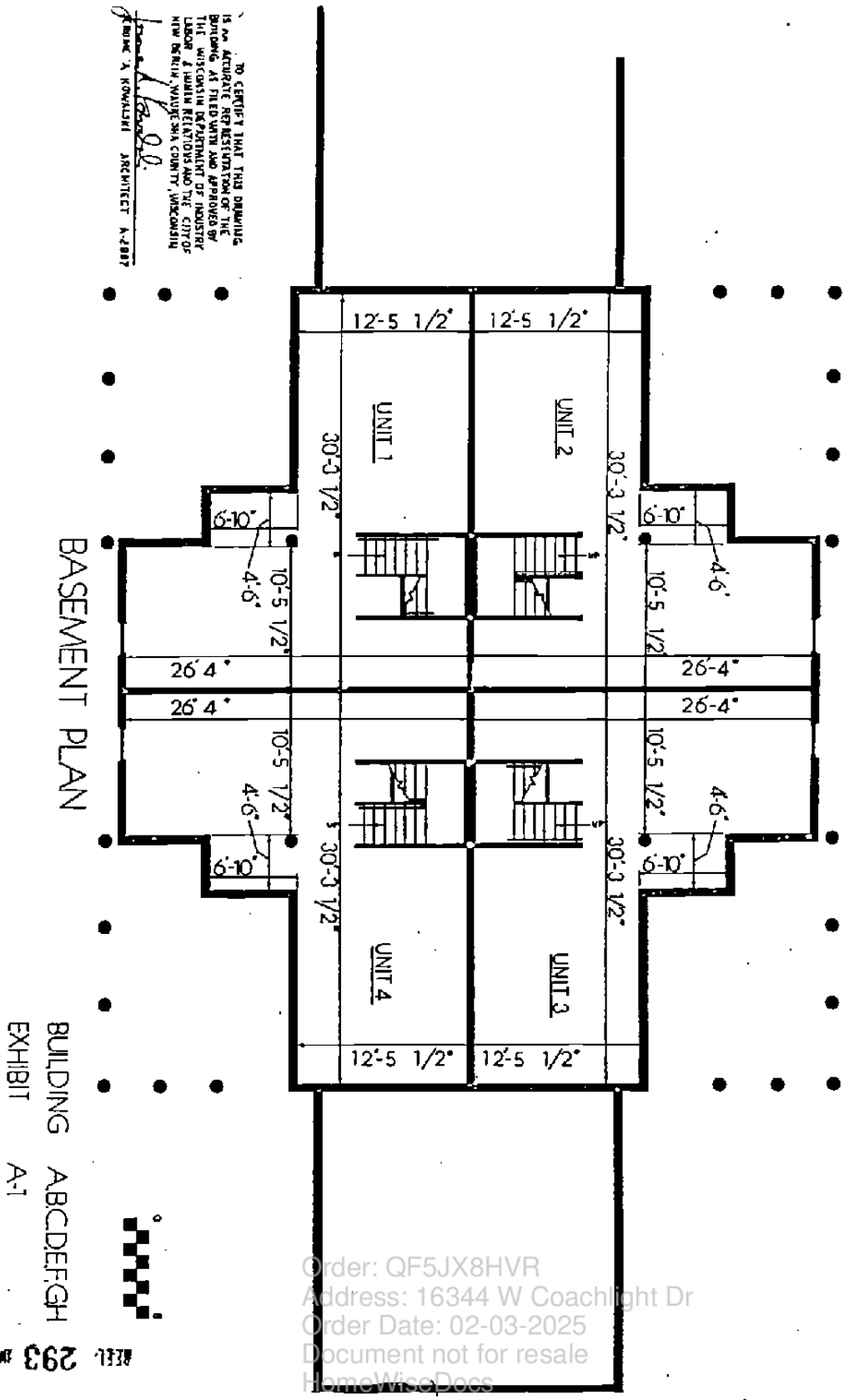

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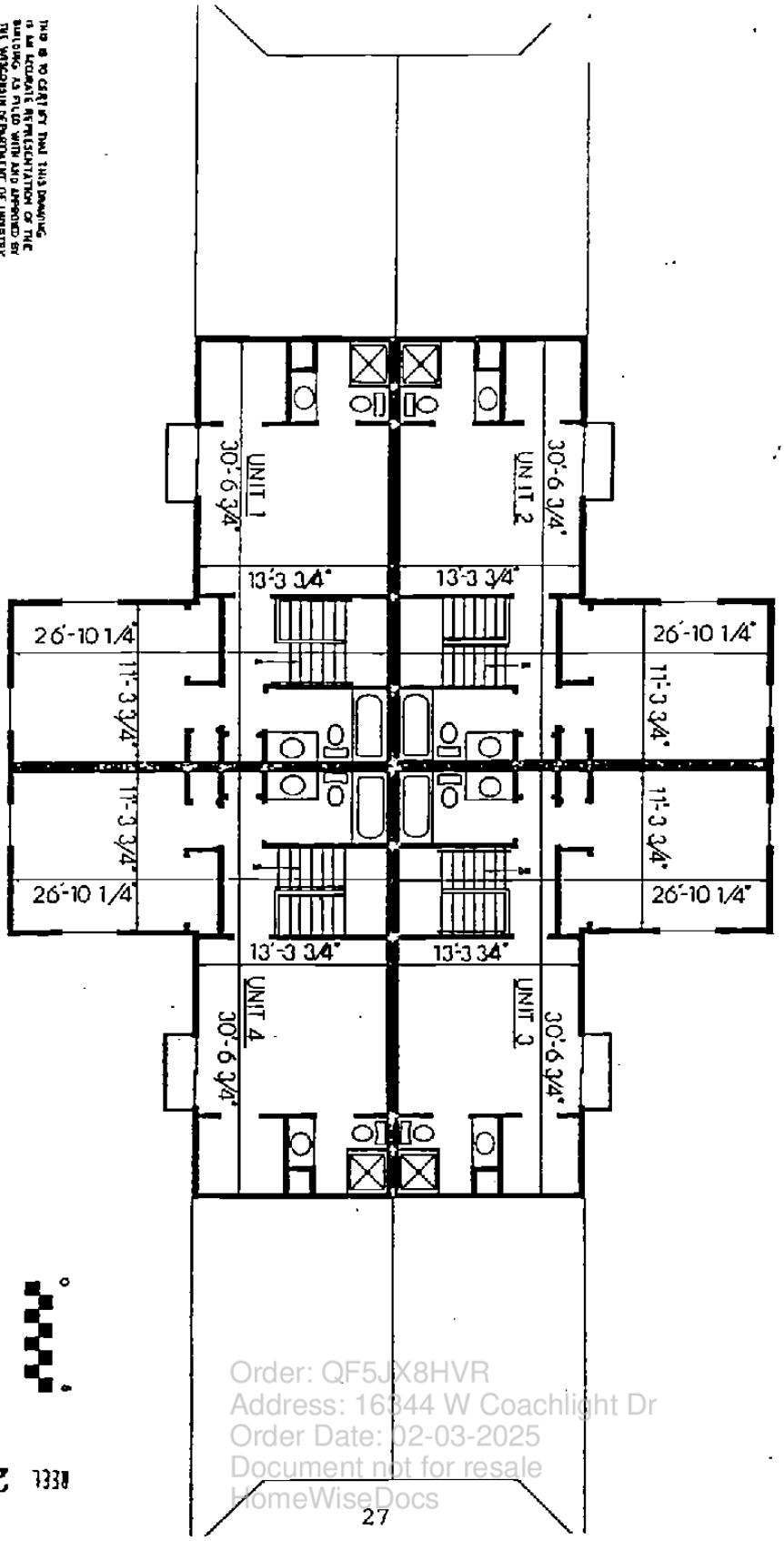

SECOND FLOOR

BUILDING A.B.C.D.E.F.G.H

EXHIBIT A-3

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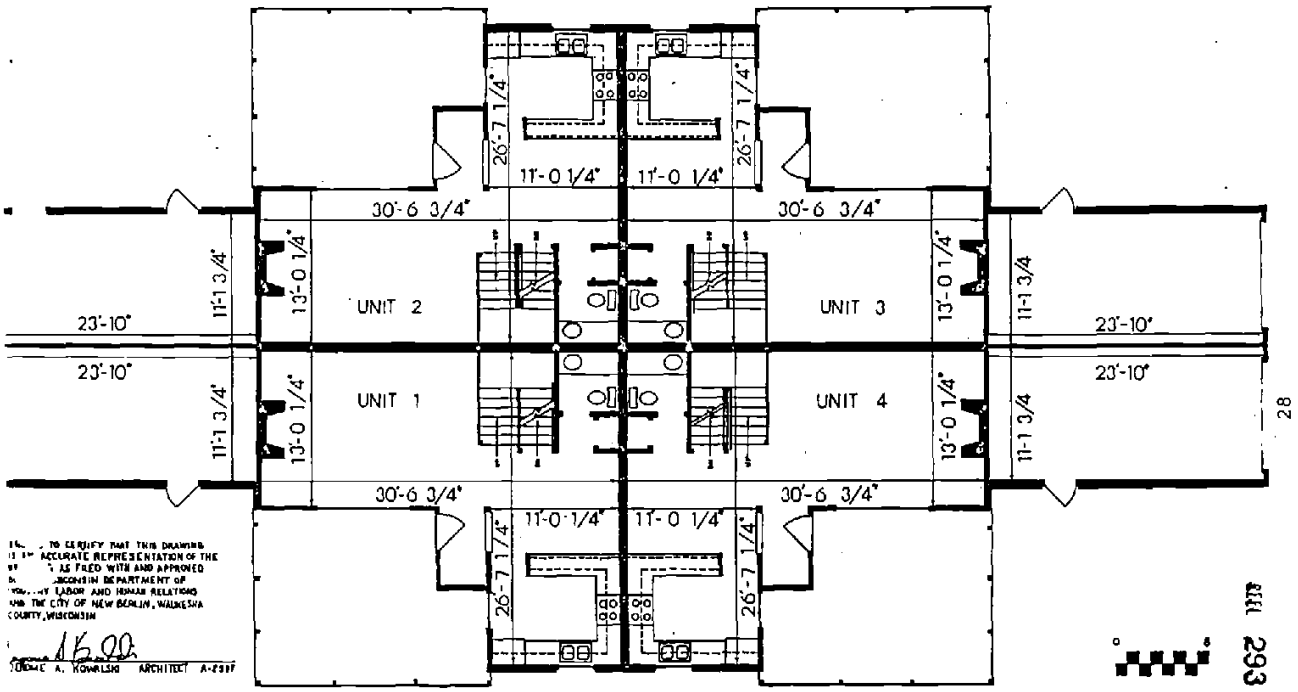
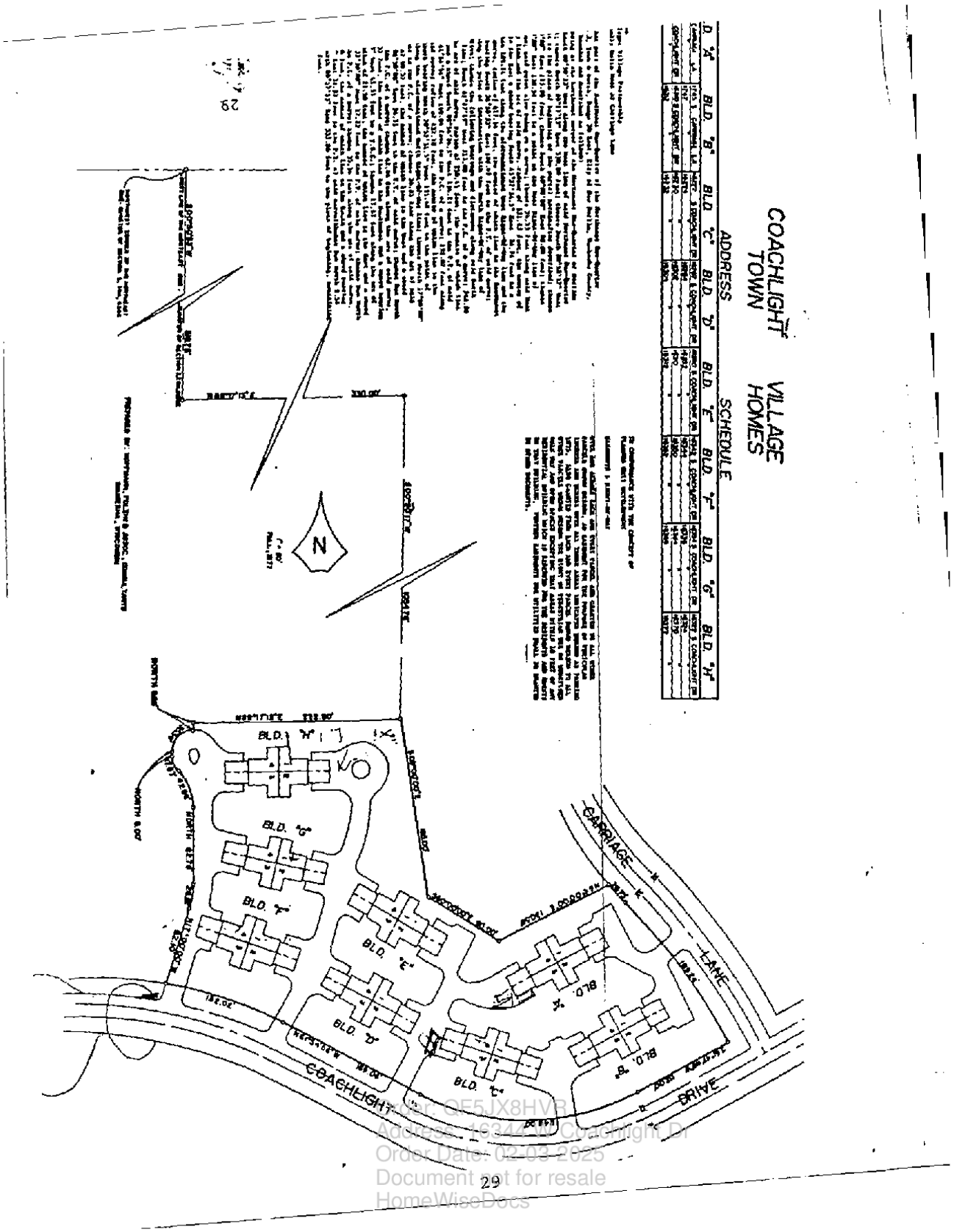


FIRST FLOOR

BUILDING A,B,C,D,E,F,G,H

EXHIBIT A-2

https://met.flexmls.com/cgi-bin/mainmenu.cgi?cmd=url+reports/documents/viewchecked.html&pv=false&list_tech_id=x%27202601301719231255760000000%27… 38/47



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WC3314707-002

RECEIVED OCT - 6 2005

3314707

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

09-08-2005 9:35 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE:	6.00
REC. FEE-CO:	5.00
REC. FEE-ST:	2.00
TRAN. FEE:	
TRAN. FEE-STATE:	
PAGES:	2

Return to: Holley Realty, Inc.
401 Pilot Court
Waukesha, WI 53188

STATUTORY RESERVE ACCOUNT STATEMENT OF COACHLIGHT VILLAGE CONDOMINIUM TOWN HOMES, INC.

Coachlight Village Condominium Town Homes, which is located at:

See Attached Exhibit "A"

Pursuant to Wisconsin Statutes Section 703.163(11) hereby states that the Association maintains a statutory reserve account.

By: Eugene Laskowski
Eugene Laskowski, President

Countersigned

By: Carol Gilbert
Carol Gilbert, Secretary

ACKNOWLEDGE

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000101 SEP 88 05

Exhibit "A"

All that part of the Southwest One-Quarter of the Northeast One-Quarter of Section 3, Town 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of Section 3; thence South 00°50'53" West along the West line of said Northeast One-Quarter 518.73 feet; thence North 89°17'13" East 330.00 feet; thence South 00°50'17" West 1054.78 feet to the place of beginning of the parcel hereinafter described; thence South 09°00'00" East 195.00 feet; thence South 60°00'00" East 90.00 feet; thence North 64°00'00" East 130.58 feet to a point on the West Right-Of-Way line of Carriage Lane; said point also being on a curve; thence 26.75 feet along said West Right-Of-Way line and the arc of said curve, radius of 321.45 feet, the center of which lies to the East a chord bearing South 43°22'34.5" East 26.74 feet to a P.R.C.; thence 189.24 feet along the aforementioned West Right-Of-Way line and the arc of said curve, radius of 617.54 feet, the center of which lies to the Southwest and a chord bearing South 36°58'53" East 188.49 feet to the P.T. of said curve; said P.T. being the point of intersection with the North Right-Of-Way line of Coachlight Drive; thence the following bearings and distances along said North Right-Of-Way line; South 61°47'49" West 112.00 feet to the P.C. of a curve; 246.00 feet along the arc of said curve, radius of 250.41 feet, the center of which lies to the North and a chord South 89°56'26.5" West 236.23 feet to the P.T. of said curve; North 61°54'56" West 169.06 feet to the P.C. of a curve; 132.02 feet along the arc of said curve; radius of 422.10 feet, the center of which lies to the South and a chord bearing North 70°52'31.5" West 131.48 feet to the point of termination along the aforementioned North Right-Of-Way line; thence North 17°00'00" East 82.10 feet to the P.C. of a curve; thence 26.81 feet along the arc of said curve, radius of 90.37 feet, the center of which lies to the West and a chord bearing North 08°30'00" East 26.72 feet to the P.T. of said curve; thence Due North 82.76 feet to the P.C. of a curve; thence 42.66 feet along the arc of said curve, radius of 54.32 feet, the center of which lies to the Southwest and a chord bearing North 22°30'00" West 41.57 feet to a P.R.C.; thence 17.67 feet along the arc of said curve, radius of 22.50 feet, the center of which lies to the East and a chord bearing North 22°30'00" West 17.22 feet to the P.T. of said curve; thence Due North 5.00 feet to the P.C. of a curve; thence 35.34 feet along the arc of said curve, radius of 22.50 feet, the center of which lies to the South and a chord bearing North 45°00'00" East 31.82 feet to the P.T. of said curve; thence Due North 8.59 feet; thence North 89°17'13" East 222.80 feet to the place of beginning, containing 144,730 square feet.

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Exhibit "A"

All that part of the Southwest One-Quarter of the Northeast One-Quarter of Section 3, Town 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of Section 3; thence South 00°50'53" West along the West line of said Northeast One-Quarter 518.73 feet; thence North 89°17'13" East 330.00 feet; thence South 00°50'17" West 1054.78 feet to the place of beginning of the parcel hereinafter described; thence South 09°00'00" East 195.00 feet; thence South 60°00'00" East 90.00 feet; thence North 64°00'00" East 130.58 feet to a point on the West Right-Of-Way line of Carriage Lane; said point also being on a curve; thence 26.75 feet along said West Right-Of-Way line and the arc of said curve, radius of 321.45 feet, the center of which lies to the East a chord bearing South 43°22'34.5" East 26.74 feet to a P.R.C.; thence 189.24 feet along the aforementioned West Right-Of-Way line and the arc of said curve, radius of 617.54 feet, the center of which lies to the Southwest and a chord bearing South 36°58'53" East 188.49 feet to the P.T. of said curve; said P.T. being the point of intersection with the North Right-Of-Way line of Coachlight Drive; thence the following bearings and distances along said North Right-Of-Way line; South 61°47'49" West 112.00 feet to the P.C. of a curve; 246.00 feet along the arc of said curve, radius of 250.41 feet, the center of which lies to the North and a chord South 89°56'26.5" West 236.23 feet to the P.T. of said curve; North 61°54'56" West 169.06 feet to the P.C. of a curve; 132.02 feet along the arc of said curve; radius of 422.10 feet, the center of which lies to the South and a chord bearing North 70°52'31.5" West 131.48 feet to the point of termination along the aforementioned North Right-Of-Way line; thence North 17°00'00" East 82.10 feet to the P.C. of a curve; thence 26.81 feet along the arc of said curve, radius of 90.37 feet, the center of which lies to the West and a chord bearing North 08°30'00" East 26.72 feet to the P.T. of said curve; thence Due North 82.76 feet to the P.C. of a curve; thence 42.66 feet along the arc of said curve, radius of 54.32 feet, the center of which lies to the Southwest and a chord bearing North 22°30'00" West 41.57 feet to a P.R.C.; thence 17.67 feet along the arc of said curve, radius of 22.50 feet, the center of which lies to the East and a chord bearing North 22°30'00" West 17.22 feet to the P.T. of said curve; thence Due North 5.00 feet to the P.C. of a curve; thence 35.34 feet along the arc of said curve, radius of 22.50 feet, the center of which lies to the South and a chord bearing North 45°00'00" East 31.82 feet to the P.T. of said curve; thence Due North 8.59 feet; thence North 89°17'13" East 222.80 feet to the place of beginning, containing 144,730 square feet.

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Coachlight Village Townhomes 2024 to 2025	2024	2024	2025
Account Name	2024 Budget	Actual 11/30/2024	2025 Budget
INCOME			
ASSESSMENT INCOME			
Association Dues-monthly	$76,800.00	$76,800.00	$90,240.00
Additional Dues July - Dec			$2,880.00
TOTAL ASSESSMENT INCOME	**$76,800.00**	**$76,800.00**	**$93,120.00**
Interest Income	$0.00	$4.81	$0.00
Late Fees / NSF	$0.00	-$150.00	$0.00
Other Income	$0.00		$0.00
TOTAL OTHER INCOME	**$0.00**	**-$145.19**	**$0.00**
TOTAL INCOME	**$76,800.00**	**$76,654.81**	**$93,120.00**
EXPENSE			
ADMINISTRATIVE EXPENSE			
Legal Expense	$500.00	$0.00	$1,500.00
Corporate Income Tax	$300.00	$1,148.00	$1,500.00
Management Fee	$6,600.00	$6,600.00	$7,200.00
Office Supplies	$300.00	$352.45	$400.00
Insurance	$13,000.00	$18,580.00	$26,000.00
Bank Charges		$0.00	
TOTAL ADMINISTRATIVE EXPENSE	**$20,700.00**	**$26,680.45**	**$36,600.00**
REPAIR AND MAINTENANCE EXPENSE			
General Maintenance	$5,000.00	$6,070.29	$5,000.00
Gutter Cleaning	$2,000.00	$1,800.00	$2,000.00
TOTAL REPAIRS/MAINTENANCE	**$7,000.00**	**$7,870.29**	**$7,000.00**
GROUNDS			
Refuse Removal	$6,200.00	$7,719.35	$8,150.00
Snow Removal	$8,600.00	$9,700.00	$10,300.00
Grounds Contract	$12,300.00	$12,418.44	$16,433.00
Additional Landscape	$4,000.00	$3,412.50	$6,000.00
TOTAL GROUNDS	**$31,100.00**	**$33,250.29**	**$40,883.00**
RESERVE SUMMARY			
Resere Interest Income		$5,696.61	$5,500.00
Transfer to Reserves	$18,000.00	$18,041.04	$14,137.00
Reserve Expense - Drive/Sealcoat		-$8,098.00	
Reserve Expense - Insurance		-$12,991.00	
Total Reservice Increase	$18,000.00	$2,648.65	$19,637.00
TOTAL OPERATING EXPENSES	**$76,800.00**	**$85,842.07**	**$93,120.00**
NET OPERATING INCOME	**$0.00**	**-$6,538.61**	**$0.00**

BALANCE SHEET	2023	2024
ASSETS	**YR TO DATE 2023**	**YR TO DATE 2024**
Checking Account	$9,241.06	$9,703.80
Accounts Receivables	$810.00	$250.00
Town Bank Reserve Account	$36,362.81	$38,200.90
CD First Citizens 5% 2-21-25	$87,754.29	$92,265.85
TOTAL ASSETS	**$134,168.16**	**$140,420.55**
LIABILITIES and EQUITY		
Accounts Payable	$0.00	$12,991.00
Prepaid Dues	$1,252.00	$1,052.00
TOTAL LIABILIIES	**$1,252.00**	**$14,043.00**
EQUITY		
Net Profit/Loss	$10,397.92	-$6,538.61
Reserve Increase/Decrease		
Retained Earnings	$122,518.24	$132,916.16
TOTAL EQUITY	**$132,916.16**	**$126,377.55**
TOTAL LIABILITIES AND EQUITY	**$134,168.16**	**$140,420.55**

EXPENSE SUMMARY FOR EXPENSE SHEET

General Maintenance	$6,070.29
Balcony Painting	
Balcony Repairs - 1	
Misc Repair & Issues	
Reserve Expense	$21,089.00
Driveway Repair / Sealcoat	
Insurance	
Additional Landscape	$3,412.50
Trees Removed - Post Storm	

Executive Summary
Coachlight Village Condominium Town Homes

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EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is Coachlight Village Condominium Town Homes, Inc.

2. EXPANSION PLANS: There are no expansion plans.

3. GOVERNANCE: The name of the condominium is Coachlight Village Condominium Town Homes, Inc., and its address is c/o Ogden & Company, Inc., its managing agent. The individual who may be contacted regarding the condominium in general is Niki Hans, 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6368.

4. SPECIAL AMENITIES: There are no special amenities.

5. MAINTENANCE AND REPAIR OF UNITS: A description of an owners responsibilities for the repair and maintenance of the Owner's Unit is in Article XI, Section 2 of the Declaration (pages 18 through 20) and Article VI Section 6.02 of the By-Laws (page 41).

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair and replacement of common elements and limited common elements is Daniel Mariusic, c/o Ogden & Company, Inc., 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6361.

7. Repairs normally are funded from unit owner assessments and replacements from reserve funds.

8. RENTAL OF UNITS: Rental of units is not permitted except as provided in Article V, of Section 1 of the Declaration (pages 8 and 9).

9. UNIT ALTERATIONS: Rules, restrictions or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements is in the Declaration Article XI, Section 3 (page 20) and Article XI Section 4 (pages 20 and 21).

10. PARKING: Parking is subject to Article V Section 2 of the Declaration (page 9) and Article VI Section 6.01 of the By-Laws (page 41).

11. PETS: The rules relating to pets are in Article V, Section 4 (page 10) of the Declaration and Article VI Section 6.04 of the By-Laws (page 42).

12. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a statutory reserve account under Wisconsin Statutes Section 703.163.

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13. 11m. DECLARANT: The Declarant is no longer involved with Coachlight Village Condominium Town Homes, Inc., and therefore no longer has any rights or obligations with respect to the payment of maintenance fees or the levying or payment of assessments.

14. AMENDMENTS: A unit purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The procedure for amending the Declaration is in Article X of the Declaration (page 17) and for amending the By-Laws is in Article VII Section 7.01 of the By-Laws (page 44).

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