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 materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Oak Ridge Condominium of Hartland

How is the condominium association managed?

- What is the name of the condominium association? Oak Ridge Condominium of Hartland, Inc.
- What is the association's mailing address? c/o Ogden & Company, 1665 North Water Street, Milwaukee, WI 53203
- 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? info@ogdenre.com (Management agent/company or other available contact person)
- What is the address, phone number, fax number, website & e-mail address for association management or the contact person? c/o Ogden & Company, 1665 North Water Street, Milwaukee, WI 53203; phone: 414-276-5285; website: www.ogdenre.com; e-mail: info@ogdenre.com
- For specific information about the management of this association, see Declaration, Section 11.5; Amended and Restated Bylaws ("Bylaws"), Section 4.2

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? 3
- How many outside? 1 in front of garage (2 with prior Board approval and for a limited time).
- How many inside? 2 garage [check all that apply]
  ☐ Common element
  ☒ Limited common element
  ☒ Included as part of the unit
  ☐ Separate nonvoting units
  ☐ Depends on individual transaction

- Do I have to pay any extra parking fees (include separate maintenance charges, if any)?
  ☒ No
  ☐ Yes, in the amount of $_____ per _____
  ☐ Other: ______
- Are parking assignments reserved or designated on the plat or in the condominium documents?
  ☒ No
  ☐ Yes - Where? ______
- 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 Unit Owner's driveway and designated parking areas.
- What are the parking restrictions at this condominium? Residents may utilize driveways for parking only those vehicles classified as "automobile" by license plate type, and all such vehicles must be currently licensed and operable. Service vehicles may be parked on a unit owner's driveway during business house while service is being provided. Bicycles owned by the unit owners and/or residents shall be parked only in the owner's garage area. Overnight parking is allowed on unit owner's driveway, at a maximum of one vehicle per unit and as close to the garage door as possible. Overnight parking on roadways, excluding emergencies, is NOT allowed under any circumstances and may result in a penalty and/or towing at owner's expense. Second vehicle on a driveway must have prior Board approval.
- For specific information about the parking of this condominium, see Rules & Regulations, Section 3.6

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? One dog or one cat not to exceed 60 pounds. Other household pets such as fish, canaries or parakeets, provided they are not kept, bred or maintained for commercial purposes.
- What are some of the major restrictions and limitations on pets? All permitted pets shall be housed indoors. The Board may issue permits for Unit Owners to keep a pet. The Board may charge an application fee to cover its administrative and enforcement costs.
- For specific information about the condominium pet rules, see Bylaws, 8.1(d); Rules & Regulations, 3.7

May I rent my condominium unit?

- Are unit rentals allowed? ☐ No ☒ Yes
- If yes, what are the major limitations and restrictions on unit rentals? No rentals for a period of less than 180 days. No more than 5% of the total units in the Association may be rented at

one time. Within seven days of move-in, the Unit Owner must provide, in writing, to the Board or its Agent, the names and contact information of all Tenants to occupy the Unit. All leases and rental agreements are to be in writing and approved by the Board. Subletting or assignment by Tenant is prohibited.

- For specific information about renting units at this condominium, see Bylaws, 8.1(g)

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? ☒ No ☐ Yes
- If yes, what are the major amenities and features? N/A
- 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 N/A

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair the interior of the unit and all of its equipment, fixtures and appurtenances.
- For specific information about unit maintenance and repairs, see Declaration, Section 12.1; Bylaws, Sections 7.1, 7.3

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

- Common elements maintenance, repair and replacement is performed as follows: The Association is responsible for the management and control of the common elements.
- How are repairs and replacements of the common elements funded?
  ☐ Unit owner assessments
  ☐ Reserve funds
  ☒ Both
  ☐ Other: ____
- For specific information about common element maintenance, repairs and replacements see Declaration, 12.2; Bylaws, Section 7.2
- How are repairs and replacements of the limited common elements funded?
  ☐ Unit owner assessments
  ☐ Reserve funds
  ☒ Both
  ☐ Other (*specify*): ____
- Limited common element maintenance, repairs and replacement is performed as follows: The Association is responsible. Declaration, Section 12.2; Bylaws, Section 7.3

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account?** ☐ Yes ☒ No

- For specific information about this condominium's reserve funds for repairs and replacements, see Bylaws, 6.4

- Reserve Account balance: $120,475.06, as of the date this Executive Summary was prepared.

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-owned 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: N/A
- For specific information about condominium fees during the developer control period, see N/A

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

- Has the declarant reserved the right to expand? ☒ No ☐ Yes
- If yes, how many additional units may be added through expansion? ____
- When does the expansion end? N/A
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see N/A

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

- Describe the rules, restrictions and procedures for altering a unit: A unit owner may make any improvements or alterations within the unit that do not impair the structural integrity or lessen the support of any portion of the condominium. Upon completion of a unit a unit owner may not change the exterior appearance of a unit or any other portion of the condominium without prior written approval from the Board.
- Describe the rules, restrictions and procedures for enclosing limited common elements: Board approval for any changes to limited common elements.
- For specific information about unit alterations and limited common element enclosures, see Declaration, Section 5.2

Can any of 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, by laws 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 Articles of Incorporation, Article X; Declaration, Section 23; Bylaws, Article X

Other restrictions or features (optional): ______________________________

Does the Association have the right of first purchase:

☒ No
☐ Yes

Does the Association charge a transfer fee:

☒ No
☐ Yes. If so, how much? _____

Does the Association charge a disclosure material fee:

☐ No
☒ Yes. If so, how much? The actual cost of furnishing the information or $50.00, whichever is less pursuant to Sec. 703.20(2)(a) Wis. Stat.

Does the Association charge a payoff statement fee?

☐ No, for one payoff statement issued within a two-month period.
☐ Yes. If so, how much? $_____
☒ Other (*specify*): Pursuant to Wis. Stats. Sec. 703.335(4), for each additional payoff requested during that two month period there is a $25.00 charge.

This Executive Summary was prepared on December 31, 2022 (insert date)
By: Attorney Lydia J. Chartre (state name and title or position).

*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.

Oak Ridge Condominium of Hartland, Inc.

Balance Sheet Comparison: November vs December

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$62,767.47	$51,504.30	($11,263.17)
Receivables	$880.00	$440.00	($440.00)
Total Current Assets	**$63,647.47**	**$51,944.30**	**($11,703.17)**
Reserves			
CIT Reserve	$111,515.06	$120,475.06	$8,960.00
ORCA Contingency Bank Account	$102,571.59	$103,391.10	$819.51
Total Reserves	**$214,086.65**	**$223,866.16**	**$9,779.51**
Total Assets	**$277,734.12**	**$275,810.46**	**($1,923.66)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$6,274.05	$150.00	($6,124.05)
Prepaid	$7,146.15	$7,491.15	$345.00
Prepaid suspense	$149.00	-	($149.00)
Total Liability	**$13,569.20**	**$7,641.15**	**($5,928.05)**
Equity			
Net Profit/Loss	$29,356.76	$32,637.35	$3,280.59
Retained Earnings	$237,976.83	$237,976.83	-
Net Inc./Dec. in EJ Fund (Less Interest Earned)	($3,168.67)	($2,444.87)	$723.80
Total Equity	**$264,164.92**	**$268,169.31**	**$4,004.39**
Total Liabilities / Equity	**$277,734.12**	**$275,810.46**	**($1,923.66)**