

EXECUTIVE SUMMARY

Condominium Name: HARTFORD SQUARE II

This Executive Summary was prepared or revised on 9/2/26 (insert date).

This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser'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 or legal advice.

1. Condominium Association Management and Governance

- Condominium association name HARTFORD SQUARE II
- Association address 424 SIMON DR. HARTFORD WI 53027
- The association is managed:
 - ☒ By the Unit Owners (self-managed)
 - ☐ By a management agent or company
 - ☐ By the declarant (developer) or the declarant's management company
- Person(s) to be contacted for more information about the condominium _____
- Address, phone number, and other contact information for the contact person _____

☒ For condominium document references regarding association governance and a condominium contact person, see EARL MULLINS

2. Parking

- Number of parking spaces assigned to each Unit: _____ Number Outside 0 Inside 1 or 2 GARAGE
 - ☐ Common Element ☐ Limited Common Element ☐ Included as part of the Unit
 - ☐ Separate Non-voting Units ☐ Depends on Individual Transaction [check all that apply]
- Parking fees (include separate maintenance charges, if any) ☒ No ☐ Yes, \$ _____ per _____
- Other (specify): _____
- Parking assignments reserved or designated on the plat or in the condominium documents:
 - ☒ No ☐ Yes -- Where? _____
- Parking spaces assigned to a unit by a separate deed: ☒ No ☐ Yes
- Ability to transfer parking spaces between Unit Owners: ☒ No ☐ Yes
- Describe parking available for visitors
DRIVEWAY & STREET - 76MP.
- Describe any other parking restrictions
NO MOTOR HOMES OR BOATS OR TRAILERS
- ☒ For condominium document references to parking, see _____

3. Pets

- Are pets allowed? ☐ No ☒ Yes -- describe the kinds of pets allowed:
IF BUILDING IS DESIGNATED AS SO, 2 BROS OF FISH TANK OR DOG OR CAT

Total condominium reserve funds balance is \$ 750,000.00

Note: This amount is current as of the date this Executive Summary was prepared or revised.

- ☐ For condominium document references regarding this condominium's reserve funds for repairs and replacements, see _____

Note: A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.153 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential 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 has ended, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units

- Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?

☐ Not applicable (no developer-owned units or declarant control has ended)

☐ No

☒ Yes -- describe in what way: NO ASSESSMENT?

- Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____

- ☐ For condominium document references to condominium fees during the declarant control period, see _____

10. Expansion Plans

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

☒ No ☐ Yes -- number of additional units that may be added through the expansion: _____ units

- Expansion period ends: _____

- Condominium management during the expansion period is by: _____

- ☐ For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- Unit Owner may alter a unit or enclose limited common elements ☐ No ☒ Yes

- Describe the rules, restrictions and procedures for altering a unit: NOTIFY BOARD

- Describe the rules, restrictions and procedures for enclosing limited common elements: SHOW PLANS SHOW BID FOR WORK GET APPROVAL

- ☐ For condominium document references to unit alterations and limited common element enclosures, see _____

12. First Right of Purchase

- The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale ☒ No ☐ Yes

- ☐ For condominium document references to any first right of purchase held by the condominium association, see _____

13. Transfer Fee

- The condominium association charges a fee in connection with the transfer of ownership of a unit: ☒ No

☐ Yes -- amount charged: \$ 50.00

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