

**EXECUTIVE SUMMARY
OF
WISCONSIN TOWER CONDOMINIUM ASSOCIATION, LTD.**

1. **CONDOMINIUM IDENTIFICATION.** The name of the condominium is **WISCONSIN TOWER CONDOMINIUM**.
2. **NO EXPANSION PLANS.** The Declarant has not reserved the right to expand the **WISCONSIN TOWER CONDOMINIUM** in the future.
3. **GOVERNANCE.** The name of the Association is **WISCONSIN TOWER CONDOMINIUM ASSOCIATION LTD.** (the "Association"). The address of the Association is 606 W Wisconsin Ave, Milwaukee, WI 53203. The Association shall be governed by its Owners but managed by Founders 3 Real Estate Services. The contact information is as follows:

Founders 3 Real Estate Services
252 E Highland Ave
Milwaukee, WI 53202
Phone: (414) 271-1111
Founders3.com

4. **SPECIAL AMENITIES.** Wisconsin Tower Condominium has a roof top dog walk and picnic area on the sixth floor; a community room, an exercise room, and two guest suites, all on the second floor.
5. **MAINTENANCE AND REPAIR OF UNITS.** The obligations of a unit owner to maintain and repair his, her, or its unit are set forth at Section 11.1 of the Declaration and Section 7.1 of the Association Bylaws.
6. **MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS.** Maintenance, repair, and replacement of the Common Elements are governed by Sections 11.2, 11.3, and 18.5 of the Declaration. Repairs or replacements will be funded from assessments and/or reserve funds.
7. **RENTAL OF UNITS.** The restrictions upon unit owners in renting their units are set forth in Section 8.1(b) of the Association Bylaws.
8. **UNIT ALTERATIONS.** Subject to Section 18.5 of the Declaration, a unit owner may not, without first obtaining the written consent of the Association, make or permit to be made, any structural changes to a unit, or make or install any improvements or equipment which

may affect other units or their owners or perform or allow to be performed any act or work which will impair the structural soundness or integrity of the building or units or the safety of the property or impair any easement or property right, as more fully set forth in Section 11.4 of the Declaration. The Association may specify the type, color and quality of materials used in replacing, repairing, or maintaining external fixtures such as entry doors, lighting fixtures, and other items, as more fully set forth in Section 11.1 of the Declaration. Each unit owner shall keep the limited common elements appurtenant to the unit in a good, clean, sanitary, and attractive condition and shall be responsible for any regular maintenance required to keep the Limited Common Elements in such condition, as more fully set forth in Section 11.3 of the Declaration and Section 7.3 of the Bylaws of the Association.

9. **PARKING.** Parking is available on the lowest two (2) below ground levels of the building and is assigned as Limited Common Elements appurtenant to the units by deed at the initial conveyance of the units or subsequently by assignment from Association. Parking is restricted to the locations and boundaries of a unit's numbered space designated in the Condominium Plat. A monthly parking fee is assessed per deeded parking space. Rules and regulations regarding parking are set forth in Section 8.1(c) of the Bylaws of the Association.
10. **PETS.** Domesticated dogs(s) and or cat(s) may be kept as household pets by Unit Owners. The rules and regulations relating to pets are set forth in Section 8.1(d) of the Bylaws of the Association.
11. **RESERVES.** The Association maintains a reserve fund as provided in Section 6.4 of the Bylaws of the Association. A statutory reserve account under Section 703.163 of the Wisconsin Condominium Ownership Act is not maintained.
12. **FEES ON NEW UNITS.** Commencement of payments are set forth in Section 6.6 of the Bylaws of the Association.
13. **AMENDMENTS.** The rights and remedies of a unit owner may be altered by amendments to the Declaration and Association Bylaws. Except as otherwise provided in the Wisconsin Condominium Ownership Act, the Declaration may be amended as provided in Section 703.09(2) of the Wisconsin Condominium Ownership Act only with the written consent of unit owners with not less than two-thirds (2/3) of the aggregate number of votes in the Association, such unit owner's consent not to be effective unless it is approved by the first mortgagee of the unit, or the holder of an equivalent security interest holder, if any, or as provided in Section 703.093 of the Wisconsin Condominium Ownership Act with written consent of unit owners with at least two-thirds (2/3) of the aggregate number of votes in the Association, such unit owners' consent not to be effective unless approved by the mortgages or holders of equivalent security interests in the units, if any, and as otherwise

provided in that Section. See Section 20 of the Declaration. Bylaws of the Association may be amended by the affirmative vote of unit owners having sixty-seven percent (67%) or more of the votes in the Association. See Article X of the Bylaws.

14. **OTHER RESTRICTIONS OR FEATURES.** There are no other restrictions or features.
15. **FIRST RIGHT OF PURCHASE.** The association does not have a first right to purchase the unit.
16. **TRANSFER FEE.** The Association does not charge a fee in connection with a transfer of ownership of the unit.
17. **DISCLOSURE MATERIAL FEE.** The Association does not charge a fee for providing the disclosure materials described in this section.
18. **PAYOFF STATEMENT FEE.** The Association does not charge a fee for providing a payoff statement under Section 703.335 of the Wisconsin Condominium Ownership Act.

This is a brief summary of some of the pertinent provisions of the condominium documents. The Declarant strongly recommends that you carefully review the entirety of the disclosure materials.

Revised 2/1/2021