DISCLOSURE MATERIALS

WILLOW GLEN CONDOMINIUM OWNERS ASSOCIATION INC.
East Loos Street
Hartford, Wisconsin 53027

SELLER:

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 FIVE 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 FIVE 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 FIVE 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.

DATE

INDEX

The disclosure materials the Seller is required by law to provide to each prospective condominium unit purchaser contains the following documents and exhibits:

1. **Executive Summary**

2. **Maintenance Responsibility List**

3. **Declaration** The Declaration establishes and describes the condominium, the units, and the common areas.

4. **Bylaws** The Bylaws contain rules which govern the condominium and effect the rights and responsibilities of unit owners.

5. **Rules and Regulations**

6. **Articles of Incorporation** The operation of a condominium is governed by the association, of which each unit owner is a member. Powers, duties, and operation of an association are specified in its Articles of Incorporation.

7. **Management or employment contracts** Certain services are provided to the condominium through contracts with individuals or private firms. Landscape Contract.

8. **Annual Operating Budget** The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is n estimate of those charges which are in addition to mortgage and utility payments

9. **Expansion plans**.

10. **Floor plan and map.** The Seller has provided a floor plan of the unit being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common areas which are part of the condominium.

TABLE OF CONTENTS

DECLARATION OF WILLOW GLEN CONDOMINIUM

Hartford, Wisconsin

		Page Number
ARTICLE I - ESTABLISHMENT		
Section 1.01 -	Intent	1
Section 1.02 -	Name and Address	1
Section 1.03 -	Description of Land	1
Section 1.04 -	Condominium Plat	1
Section 1.05 -	Condominium Plat Amendments	2
Section 1.06 -	Developer's Agreement	2
ARTICLE II - CONDOMINIUM BUILDING		
Section 2.01 -	Location of Building	2
Section 2.02 -	Building Identification System	2
Section 2.03 -	Description of Building	2
ARTICLE III - CONDOMINIUM UNITS		
Section 3.01 -	Number of Units	2
Section 3.02 -	Unit Defined	2
Section 3.03 -	Description of Units	3
Section 3.04 -	Unit Fixtures	3
Section 3.05 -	Unit Identification System	3
Section 3.06 -	Completion of Units	3
Section 3.07 -	Unit Modification	3
Section 3.08 -	Boundary Wall Easements	3
ARTICLE IV - COMMON ELEMENTS AND FACILITIES		
Section 4.01 -	Description	4
Section 4.02 -	Percentage Interest	4
Section 4.03 -	Transfer of Common Elements	4
Section 4.04 -	Partition of Common Elements	5
ARTICLE V - LIMITED COMMON ELEMENTS		
Section 5.01 -	Type-I Limited Common Elements	5

Section 5.02 -	Type-II Limited Common Elements	5
Section 5.03 -	Transfers	6

ARTICLE VI - REPAIRS AND MAINTENANCE

Section 6.01 -	Common Elements	6
Section 6.02 -	Individual Units	6
Section 6.03 -	Limitations on Changes	6
Section 6.04 -	Entry for Repairs	6

ARTICLE VII - ASSESSMENTS FOR COMMON EXPENSES

Section 7.01 -	Purpose of Assessments	7
Section 7.02 -	Common Expenses	7
Section 7.03 -	Share of Common Expenses	7
Section 7.04 -	Special Charges	7
Section 7.05 -	Annual Assessments	7
Section 7.06 -	Common Surpluses	8
Section 7.07 -	Special Assessments	8
Section 7.08 -	Uniform Rate of Assessment	8
Section 7.09 -	Covenant to Pay	8
Section 7.10 -	Liability for Assessments upon Conveyance	8
Section 7.11 -	Lien for Assessments	9
Section 7.12 -	Priority of Lien	9
Section 7.13 -	Enforcement of Lien	9
Section 7.14 -	Additional Remedies	10
Section 7.15 -	Assessments Against Declarant	10

ARTICLE VII - COVENANTS ON USE AND OCCUPANCY

Section 8.01 -	Use of Premises	10
Section 8.02 -	Construction Activities	10
Section 8.03 -	Prohibited Activities and Signs	10
Section 8.04 -	Use of Common Elements	11
Section 8.05 -	Occupancy Restrictions	11
Section 8.06 -	Fences Regulated	11
Section 8.07 -	Pets and Animals	11
Section 8.08 -	Motor Vehicles	11
Section 8.09 -	Commercial and Recreational Vehicles	11
Section 8.10 -	Nuisances	12
Section 8.11 -	Insurance & Safety Hazards	12
Section 8.12 -	Roof Structures	12
Section 8.13 -	Accessory Structures	12
Section 8.14 -	Leasing of Units	12

Section 8.15 -	Unoccupied Units		12
Section 8.16 -	Garages		12
Section 8.17 -	Trash and Garbage		12

ARTICLE IX - REMEDIES FOR BREACH OF COVENANTS, RESTRICTIONS AND REGULATIONS

Section 9.01 -	Compliance Required		13
Section 9.02 -	Emergency Entry for Abatement		13
Section 9.03 -	Legal Remedies		13

ARTICLE X - INSURANCE

Section 10.01	-	Insurance by Association	13
Section 10.02	-	Assessment of Premiums	13
Section 10.03	-	Coverage	14
Section 10.04	-	Use of Proceeds	14
Section 10.05	-	Insurance by Unit Owners	14
Section 10.06	-	Limitation on Liability	15

ARTICLE XI - RECONSTRUCTION

Section 11.01	-	Determination	15
Section 11.02	-	Variances	15
Section 11.03	-	Financing	15

ARTICLE XII - ASSOCIATION OF UNIT OWNERS

Section 12.01	-	Legal Entity	15
Section 12.02	-	Membership and Voting Rights	16
Section 12.03	-	Powers of the Association	16
Section 12.04	-	Meetings of the Association	17
Section 12.05	-	Declarant Control	17
Section 12.06	-	Indemnity of Association	18

ARTICLE XIII - EASEMENTS AND ENCROACHMENTS

Section 13.01	-	Utility Repair Easements	18
Section 13.02	-	Easements to Run with the Land	18
Section 13.03	-	Encroachments	18

ARTICLE XIV - BUILDING CONSTRUCTION REQUIREMENTS

Section 14.01	-	Type of Construction	19
Section 14.02	-	Building Construction Materials	19

Section 14.03	-	First Floor Elevation and Site Grading	19
Section 14.04	-	Removal of Excess Ground	19
Section 14.05	-	Surface Drainageways	19
Section 14.06	-	Completion of Construction	19

ARTICLE XV - MUNICIPAL SERVICES AND UTILITIES

Section 15.01	-	Sewer and Water Charges	19
Section 15.02	-	Property Taxes	20
Section 15.03	-	Utilities	20

ARTICLE XVI - MISCELLANEOUS PROVISIONS

Section 16.01	-	Notice to Mortgage Lenders	20
Section 16.02	-	Covenants to Run with Land	20
Section 16.03	-	Non-Waiver of Covenants	20
Section 16.04	-	Waiver of Damages	20
Section 16.05	-	Amendment of Declaration	21
Section 16.06	-	Severability	21
Section 16.07	-	Service of Process	21

DECLARATION

WILLOW GLEN CONDOMINIUM

HARTFORD, WISCONSIN 53095

DECLARATION made pursuant to the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes, by Nagel Investments LLP, a Wisconsin limited liability partnership, hereinafter referred to as "Declarant".

ARTICLE I
ESTABLISHMENT

Section 1.01 - Intent. The Declarant, by the execution and recording of this Declaration, intends that the land herein described, the buildings and improvements constructed or to be constructed thereon, and all easements, rights and appurtenances belonging thereto shall be subject to the condominium form of ownership and use in the manner provided by the Condominium Ownership Act of the State of Wisconsin (hereinafter the "Act"), the provisions of this Declaration and the By-Laws of the association of unit owners created under Article XII of this Declaration (hereinafter the "Association").

Section 1.02 - Name and Address. The name by which this condominium shall be known is "Willow Glen Condominium" and its street addresses are Units 1 & 2 at 921, 923, 927, 929, 931, 933, 937, 939, 941, 943, 945, 947, 949, 951, 955, 957, 961, 963, 967, 969, 975, 977, 981, 983, 987, 989, 993, and 995 East Loos Street, Hartford, Wisconsin.

Section 1.03 - Description of Land. The land which is the subject of this Declaration is described as follows:

> Lot 4 of Hunter's Ridge, a recorded subdivision, being a division of Parcel 3 of Certified Survey Map No. 4738 as recorded in the Washington County Registry in Volume 32 of Certified Survey Maps on pages 111-113, as Document No. 729024 on October 1, 1996, being part of the SW 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 21, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

Section 1.04 - Condominium Plat. The Declarant, contemporaneously with the recording of this Declaration, has filed for record in the office of the Register of Deeds for Washington County, a condominium plat entitled "Willow Glen Condominium", consisting of one (1) sheet, certified on December 4, 1997, by David J. Leininger, S-2285. References herein to the "condominium plat" or "plat" shall be to said recorded plat.

Section 1.05 - Condominium Plat Amendments. The Declarant reserves the right, without Association or unit owner approval, to amend the condominium plat for the sole purpose of recording the actual location of any unit or any building or other common element improvement, the planned location of which was shown on the original plat, and for the purpose of recording the location of units created by the Declarant pursuant to Article XIV of this Declaration.

Section 1.06 - Developer's Agreement. The condominium property is subject to the terms and conditions of that certain Developer's Agreement entered into by and between Nagel Investments LLP and the City of Hartford and recorded in Volume 1659 of Records in the Washington County Registry at pages 29-43 as Document No. 735846.

ARTICLE II
CONDOMINIUM BUILDING

Section 2.01 - Location of Building. The building is located on the property as depicted on the condominium plat. (See Exhibit B.)

Section 2.02 - Building Identification System. The building containing the condominium living units have been assigned a post office street address. The initial condominium building is as follows: Building No. E, Units 1 & 2, 941 & 943 E. Loos Street, Hartford, Wisconsin.

Section 2.03 - Description of Building. The building will contain 2 units and will be substantially the same in size, style and configuration. The building is 1 story, with a concrete reinforced basement floor, woodframe construction, composition roof shingles, brick and aluminum exterior finish materials. Complete construction details are contained in the working plans and drawings available for inspection at the office of the Declarant or the Association.

ARTICLE III
CONDOMINIUM UNITS

Section 3.01 - Number of Units. The condominium, when completed, will have a total of 28 units.

Section 3.02 - Unit Defined. A condominium unit is that portion of a building intended for private use and occupancy as a residential dwelling, consisting of one or more rooms or enclosed spaces on one or more levels and having outer boundaries formed:

(i) as to finished areas, by and including the interior surface materials (i.e., drywall, panelling, tiling and floor coverings) of the perimeter and internal structural walls, floors and ceilings; and

(ii) as to any unfinished areas (such as garage), by the following:

(a) upper boundaries shall be the horizontal plane created by the undersurface of the ceiling/floor joists or the undersurface of the chords of the roof trusses, as the case may be;

(b) lower boundaries shall be the upper surface of the basement floor; and

(c) vertical boundaries shall be the vertical plane created by the inner surface of perimeter and structural walls.

Each unit includes its attached garage, windows, window frames, entry doors, door frames and unit fixtures. The boundaries of each unit have the dimensions and are located as shown on the condominium plat and amendments filed pursuant to Section 1.05 of this Declaration.

Section 3.03 - Description of Units. Each unit contains approximately 1,300 square feet of living space. The unit includes kitchen, 2 bedrooms, 2 bathrooms, living room, storage area and attached garage. Details of the unit floor plans are available for inspection at the office of the Declarant or the Association.

Section 3.04 - Unit Fixtures. Improvements to a unit which are permanent in nature are unit fixtures. Typical unit fixtures include the following: interior non-load bearing walls, interior doors, cabinetry, electric wiring and lighting fixtures, wall to wall floor coverings, plumbing fixtures and pipes, heating and air conditioning systems, water heater, exhaust fans and such other built-in or permanent improvements or appliances which may be within the unit.

Section 3.05 - Unit Identification System. Each unit has a street address and a real estate tax key number as set forth in Exhibit A to this Declaration.

Section 3.06 - Completion of Units. All units, whether owned by the Declarant or a successor to the Declarant, shall be constructed and completed within 5 years of the date this Declaration is recorded. Units not completed within said 5 years shall be removed from the condominium in accordance with the Act unless the time period is extended in accordance with the Act. This paragraph in no way limits the right of the Declarant to expand this Condominium pursuant to Article XIV hereof.

Section 3.07 - Unit Modification. The floor plan of a unit may be altered and the fixtures therein may be modified by a unit owner provided that such work is done in compliance with Section 6.04 of this Declaration.

Section 3.08 - Boundary Wall Easements. Each unit owner shall have an easement in the boundary or exterior walls surrounding that unit for the purposes of additional utility outlets, wall hangings, and the like; except that the unit owner shall do nothing to impair or destroy the structural integrity of the wall or building or the sound-

proofing of any partition walls. No openings whatsoever shall be made into any boundary wall, floor or ceiling without the prior written approval of the Association.

ARTICLE IV
COMMON ELEMENTS AND FACILITIES

Section 4.01 - Description. The common elements and facilities of the condominium are all of its land, improvements and appurtenances, excluding the units as defined in Article III of this Declaration. The common elements include, without limitation, the following:

(1) the land described in Section 1.03 of this Declaration;

(2) the building structures, including perimeter and load-bearing walls, perimeter floors and ceilings, roof systems, foundations, structural support systems, exterior finish materials, entry stoops, porches, decks, patios, exterior entrance doors, windows, and garage doors;

(3) the electric, telephone, communication, gas, water, sanitary sewer and other utility lines, laterals, conduits or pipes, whether located in-ground, above-ground or within building walls and which are not owned and maintained by a public or private utility company;

(4) the driveways, sidewalks, private roadways and exterior lighting fixtures;

(5) the lawn and landscape areas and improvements; and

(6) all other parts of the condominium necessary or convenient for the existence, maintenance and safety of the condominium or normally in common use by all unit owners;

Some common elements may, depending upon their location and use, be classified as Type-I or Type-II limited common elements under Article V of this Declaration.

Section 4.02 - Percentage Interest. Each unit owner shall have an undivided 1/28th equal interest in the common elements of the condominium as a tenant in common with the other unit owners of the condominium.

Section 4.03 - Transfer of Common Elements. The percentage interest of each unit owner in the common elements of the condominium shall not be separated from the unit to which it appertains and shall be deemed to be conveyed, leased or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

Section 4.04 - Partition of Common Elements. There shall be no partition of the common elements through judicial proceedings or otherwise unless this Declaration is terminated and the property is withdrawn from the terms of this Declaration and any statute of Wisconsin applicable to condominium ownership.

ARTICLE V
LIMITED COMMON ELEMENTS

Section 5.01 - Type-I Limited Common Elements. Certain common elements which are contiguous to a unit shall be known as Type-I limited common elements and shall be reserved for the exclusive use and benefit of the occupants of such units. They include, without limitation, the following:

(1) those common areas, if any, identified as limited common areas on the condominium plat;

(2) the electric, telephone, communication, gas, water, sewer and other utility lines, conduits or pipes from the service board or service connection to and within each unit;

(3) patios, balconies and decks immediately adjacent to and having access directly from a unit;

(4) such other parts of the common elements necessary, convenient or appurtenant to or normally exclusively used by the occupants of a unit;

Section 5.02 - Type-II Limited Common Elements. Certain common elements which are contiguous to a building or which otherwise relate to the use and occupancy of the building shall be known as Type-II limited common elements and shall be reserved for the exclusive use and benefit of the occupants of the building. They include, without limitation, the following:

(1) those common elements, if any, identified as Type-II limited common elements on the condominium plat;

(2) the electric, telephone, communication, gas, water, sewer and other utility lines, conduits or pipes from the utility or public easement, or from the point of separation to each building (as the case may be), to the service board or service connection in the building;

(3) the portions of each building not included within the definition of a unit;

(4) the subdivision lot upon which the building is located;

(5) the driveways and sidewalks;

(6) shrubbery and other landscaping improvements which are located within the subdivision lot; and

(7) such other parts of the common elements necessary, convenient, appurtenant to or normally in common use by the occupants of a building;

Section 5.03 - Transfers. The use of limited common elements shall not be separated from the unit to which such use appertains and shall be deemed transferred with the unit when it is leased, conveyed or encumbered, even though such interest is not expressly mentioned or described in the conveyance instrument.

ARTICLE VI
REPAIRS AND MAINTENANCE

Section 6.01 - Common Elements. The Association shall be responsible for the management, control, maintenance, repair and replacement of the common elements (including the Type-I and Type-II limited common elements) and shall cause the same to be kept in good, safe, clean, attractive and sanitary condition, provided, however, that the cost to repair or replace any portion of the common elements damaged through the fault or negligence of a unit owner or occupant may be charged in accordance with Section 7.04 of this Declaration.

Section 6.02 - Individual Units. Each unit owner shall be responsible to maintain his or her unit in good order, condition and repair and in a clean, safe and sanitary condition. Further, each unit owner shall be responsible for the maintenance, repair and replacement of unit fixtures.

Section 6.03 - Limitations on Changes. No unit owner shall alter the floor plan or otherwise modify his/her unit without first obtaining, during the period of Declarant control as defined in Section 12.05 of this Declaration, the written consent of the Declarant or thereafter, the written consent of the Association. Likewise, no unit owner shall make any alteration, change or improvement to common or limited common elements without such consent. A unit owner shall not perform, or allow to be performed, any act or work which would impair the structural soundness or integrity of a building or the safety of the property, or impair any easement.

Section 6.04 - Entry for Repairs. The Association shall have the right, at reasonable times and under reasonable conditions, to enter upon or across any unit in connection with the maintenance, repair or replacement of any common element. Except in cases of emergency, the Association shall give prior notice to affected unit owners and occupants of its need to make entry. Such entry shall be with as little inconvenience to the unit occupants as practical and any damage caused thereby shall be repaired and restored by the Association and treated as a common expense.

ARTICLE VII
ASSESSMENTS FOR COMMON EXPENSES

Section 7.01 - Purpose of Assessments. The assessments levied by the Association shall be used to promote the recreation, health, safety and welfare of the residents in the condominium; to provide for the repair, maintenance, insurance and improvement of the common elements; to provide for such emergency repairs as the Association may deem necessary; and to create reserve funds for the purposes authorized by this Declaration and the By-Laws.

Section 7.02 - Common Expenses. Common expenses are defined as follows:

(1) all sums lawfully assessed against the unit owners by the Association for the management, control, maintenance, repair and replacement of common elements;

(2) expenses declared common expenses by the Act, by this Declaration or the By-Laws;

(3) amounts determined by the Board of Directors to be collected and held from time to time as a reserve fund for the future acquisition, replacement or repair of common elements (including Type-I and Type-II limited common elements such as building roofs, driveways and parking lots, other building components and landscaping improvements). The reserve fund shall accumulate from year to year in a non-lapsing account of the Association.

Section 7.03 - Share of Common Expenses. Each unit owner shall be responsible for the payment of that proportionate share of the common expenses reflected by the percentage interest in the common elements assigned to each unit by Section 4.02 of this Declaration; provided, however, that expenses incurred by the Association to repair any portion of the common elements damaged through the fault or negligence of a unit owner or occupant may be accounted for separately and be charged to the unit owner responsible therefor as a special charge.

Section 7.04 - Special Charges. Expenses incurred by the Association to repair or replace any portion of the common elements damaged through the fault or negligence of a unit owner or occupant and expenses incurred by the Association for the maintenance, repair or replacement of Limited common elements in accordance with Section 6.01 of this Declaration may be accounted for separately and be charged to the unit owners responsible therefor as a special charge. Penalties assessed by the Board of Directors for infractions of Association rules and regulations and pet registration fees shall also be special charges.

Section 7.05 - Annual Assessments. The Association shall, as provided in the By-Laws, determine an annual budget for common expenses and fix an annual assessment which shall be paid by each unit owner on a monthly basis. Monthly payments

not made when due shall render the unpaid annual assessment for such year delinquent and such amount shall be due and payable in full. The failure or delay of the Association to prepare the annual budget or to notify any unit owner of his/her assessment shall not constitute a waiver or release of such unit owner's obligation to pay his/her proportionate share of the common expenses whenever the same shall be determined; and in the event of such failure or delay of the Association to prepare the annual budget, each unit owner shall continue to pay the annual assessment at the then existing rate until the new assessment is determined.

Section 7.06 - Common Surpluses. In the event of a common surplus at the end of any fiscal year, such surplus (excluding amounts held in the reserve fund) shall be credited to the unit owners' next annual assessments for common expenses in proportion to the percentage of interest for each unit established by Section 4.02 of this Declaration.

Section 7.07 - Special Assessments. In addition to the annual assessments the Association may, in the absence of sufficient reserve funds, levy special assessments for the purpose of defraying in whole or in part the cost of any construction, reconstruction, acquisition, replacement or repair of common elements, or to finance any underestimated, unusual or unpredicted cost. Such special assessment shall be levied and collected in the manner set forth in the By-Laws. The proceeds of a special assessment shall be collected, held and disbursed by the Association for the sole purpose for the which the same was levied.

Section 7.08 - Uniform Rate of Assessment. The annual assessments and any special assessments shall be levied at a uniform rate for all units in accordance with the percentage interest established by Section 4.02 of this Declaration.

Section 7.09 - Covenant to Pay. In accordance with the statutory liability created by the Act, the owner of each unit, by the acceptance of a deed therefor, whether or not it be so expressed in the deed, shall be conclusively deemed to have covenanted and agreed with every other unit owner and with the Association to pay to the Association all assessments and charges, regular or special, in accordance with the provisions of the Act, this Declaration and the By-Laws. Liability for assessments and charges may not be avoided by waiver of the use or enjoyment of any common element or by abandonment of the unit for which the assessments or charges are made.

Section 7.10 - Liability for Assessments upon Conveyance.

(1) In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments levied against the grantor for his or her share of the common expenses up to the time of the conveyance and for which a statement of condominium lien is filed as provided herein, without prejudice to the rights of the grantee to recover from the grantor the amount paid by the grantee for such assessments.

(2) Any grantee of a unit is entitled to a statement from the Association setting forth the amount of unpaid assessments against the grantor and the grantee is not liable for, nor shall the unit conveyed be subject to a lien which is not filed pursuant to Section 7.11 hereof for, any unpaid assessment against the grantor in excess of the amount set forth in the statement. If the Association does not provide such statement within ten (10) business days after grantee's request, it shall be barred from claiming against the grantee under any lien which is not filed under Section 7.11 hereof prior to the request for the statement.

Section 7.11 - Lien for Assessments. All assessments, regular or special, and special charges levied pursuant to this Article, together with interest thereon and actual costs of collection, constitute a lien upon such unit and upon the undivided interest in the common elements appurtenant thereto, in favor of the Association, provided that a statement of lien is filed within two (2) years after the date on which the assessment becomes due. The Lien is effective against the unit at the time the assessment becomes due regardless of when within the two (2) year period it is filed. A statement of condominium Lien signed and verified by a director of the Association is filed in the land records in the office of the Clerk of Circuit Court of Washington County and shall contain the legal description of the unit, the name of the record owner thereof, the amount of assessment due and the period for which the assessment was due. Upon full payment of an assessment for which the lien is claimed, the unit owner shall be entitled to a fileable satisfaction of the lien.

Section 7.12 - Priority of Lien. Such lien shall be superior to all other liens and encumbrances on such unit, except only for:

(1) liens of general and special taxes;

(2) liens of a first mortgage recorded prior to the making of the assessment;

(3) construction liens filed prior to the making of the assessment; and

(4) all sums unpaid on any veteran secondary mortgage loan made under Section 45.80, Stats.

All other liens created after the date of the recording of this Declaration shall be inferior in priority to Liens of the Association for any assessment, whether or not so specifically set forth in the instruments creating such Liens.

Section 7.13 - Enforcement of Lien. A Lien may be enforced and foreclosed by the Association in the same manner and subject to the same requirements as a foreclosure of mortgages on real property. An action to foreclose the lien must be initiated within three (3) years following the recording of the statement of condominium lien; provided, however, that no action may be brought except after ten (10) days prior written notice to the unit

owner given by registered mail, return receipt requested, to the address of the unit owner shown on the books of the Association. The Association may recover costs and actual attorney fees and may bring suit for any deficiency following foreclosure in the same proceeding.

Section 7.14 - Additional Remedies. Any assessment or installment thereof not paid within 10 days after the due date shall accrue interest from the due date at the rate prescribed by the Wisconsin Statutes to be collected upon the execution of a judgment. In Lieu of charging such interest, the Association Board of Directors may, from time to time, fix a reasonable late payment fee for each month, or fraction thereof, that such assessment is not paid. All payments on account shall be first applied to the interest or late charge, if any, and then to the assessment payment first due. The Association may bring an action at law against the unit owner obligated to pay the assessment or may foreclose the lien against the unit. The filing of a suit to recover a money judgment for unpaid assessments hereunder shall not be deemed to be a waiver of the Association's lien foreclosure rights.

Section 7.15 - Assessments Against Declarant. Notwithstanding any other provision of this Article, the Declarant is not required to pay annual or special assessments under this Article for unoccupied units owned by the Declarant. Declarant shall, however, pay a charge sufficient to cover the costs of Association insurance attributable to such units plus a standby charge of $10.00 per unit per month. The standby charge shall accrue as to each such unit from the date an occupancy permit is issued for the unit by the governmental agency having jurisdiction to issue such permits.

ARTICLE VIII
COVENANTS ON USE AND OCCUPANCY

Section 8.01 - Use of Premises. All units in the condominium shall, except as hereafter provided, be used exclusively for residential dwelling purposes consistent with the size and facilities of the units. During the period in which initial sales of units by the Declarant are in progress, the Declarant may maintain model units within the condominium and may occupy or grant permission to any person with or without rental, as determined by the Declarant, to occupy the same for business or promotional purposes, including clerical activities, sales offices and model units for display, provided such activities do not unreasonably interfere with the quiet enjoyment of any other unit owners or unit occupants.

Section 8.02 - Construction Activities. During the initial period of construction of the building and facilities of the condominium, the Declarant, his contractors and subcontractors and their respective agents and employees, shall be entitled to access to said building and all common elements of the condominium as may be required in connection with such construction.

Section 8.03 - Prohibited Activities and Signs. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or

otherwise, whether designed for profit, altruism, exploration or otherwise, shall be conducted, maintained or permitted on any part of the condominium; nor, except as permitted by Association rules or regulations, shall any "For Sale" or "For Rent" signs or other window displays or advertising be maintained or permitted by any owner on any part of the condominium. The right is reserved by the Declarant to place "For Sale" or "For Rent" signs on any unsold or unoccupied unit, and to place such other signs on the property as may be required to facilitate the sale of unsold units.

Section 8.04 - Use of Common Elements. Each unit owner shall have the right to use the common elements and facilities in common with all other unit owners for the purposes of access to, use, occupancy and enjoyment of his or her unit and the common elements, which right shall extend to the unit owner and the unit owner's family, invitees and tenants. Such use shall, however, be subject to and be governed by the Act, this Declaration, the By-Laws and the Association rules and regulations, to the end that the condominium may be operated and maintained as an attractive residential complex. Specifically, there shall be no obstruction of, nor shall anything be kept or stored on any part of the common elements and facilities without the prior written agreement of the Association. Nothing shall be altered on, constructed in or removed from the common elements and facilities except upon the prior written agreement of the Association.

Section 8.05 - Occupancy Restrictions. No unit shall be occupied by more than four (4) persons.

Section 8.06 - Fences Regulated. No fence of any kind and no visual screen, barrier, hedge or other device or structure of any type may be erected within the condominium unless it has been approved by the Association as an integral part of the landscaping plan.

Section 8.07 - Pets and Animals. No pets, animals, livestock or poultry of any kind shall be raised, bred or kept in any unit or in or on the common areas except two (2) neutered cats or one (1) dog of ten (10) pounds or less may be kept in units in strict compliance with Association rules and regulations of the Association. amended May 98

Section 8.08 - Motor Vehicles. The number of motor vehicles, including motorcycles, which may be kept on the condominium property may be limited by Association rules and regulations and all vehicles shall be kept and parked in strict compliance with such rules and regulations. Except for the vehicles of guests of unit occupants, and except as provided in Section 8.08 hereof, the parking of all other vehicles of any kind on the condominium property is prohibited. All motor vehicles must be licensed and operable and not in one location more than one (1) month.

Section 8.09 - Commercial and Recreation Vehicles. No person shall use any of the common elements of the condominium for the parking, storage or operation of motor homes, campers, trucks over one-ton capacity, snow-mobiles, all-terrain vehicles or other commercial or recreation-type vehicles, except as permitted by Association rules and

regulations. One (1) permitted motor vehicle may be parked on the garage apron of each condo unit by the owner of the unit or occupant.

Section 8.10 - Nuisances. Unlawful, immoral, noxious or offensive activity shall not be carried on in any unit or in the common elements, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become, in the judgment of the Board of Directors, an annoyance or nuisance to the other unit owners or unit occupants.

Section 8.11 - Insurance and Safety Hazards. No owner or occupant shall, within his or her unit or anywhere on the condominium property store, collect, permit or use any material or product which will increase the rate of insurance or result in cancellation of insurance or create a safety hazard.

Section 8.12 - Roof Structures. No owner or occupant shall place upon the roof of any building any antenna, tower, solar collector or other similar device, unless approved by the Association.

Section 8.13 - Accessory Structures. No accessory structure shall be constructed or placed on the condominium property except by action of the Association.

Section 8.14 - Leasing of Units. The Declarant may lease units which it owns upon such terms and conditions as it determines. After a unit has been sold by the Declarant, the unit owner may not thereafter lease the unit for a term of less than six (6) months. The owner of a leased unit shall notify the Association of the tenant's name and telephone number.

Section 8.15 - Unoccupied Units. If the occupant of a unit, whether the owner or a tenant, intends to leave such unit unoccupied for a period of more than one month, the occupant shall notify the Association prior thereto of the occupant's forwarding address and of a telephone number where the occupant can be reached. Unoccupied units are to be heated to a minimum of 50°F by the unit owner at all times.

Section 8.16 - Garages. Garages are to be kept clean and free of dangerous and toxic substances. Gasoline may be kept in a container meeting State of Wisconsin standards and not exceeding 6 gallons. Garage doors are to be kept closed whenever possible. When outside temperatures are 40°F or less, garage doors are to be open only while entering or exiting to prevent unnecessary heating of the unit's surrounding units. Exterior hose bibs (located in Unit 1 utility area) are to be shut off and drained for winter months by owner of Unit 1 or The Association.

Section 8.17 - Trash and Garbage. The trash, garbage and recyclables shall be stored in containers specified by the City of Hartford inside of each unit. The unit owner or occupant shall be responsible to move the container outside the unit for collection by the City of Hartford at the day and location specified by the City. Containers will be supplied

by the City of Hartford and the cost thereof and the cost of collection by the City of Hartford shall be an Association expense.

ARTICLE IX
REMEDIES FOR BREACH OF COVENANTS, RESTRICTIONS AND REGULATIONS

Section 9.01 - Compliance Required. Every unit occupant shall comply strictly with every rule, restriction, regulation adopted by the Association under the By-Laws, covenants, conditions and restrictions set forth in the Act, this Declaration, By-Laws or in the deed to the unit.

Section 9.02 - Emergency Entry for Abatement. The Association shall have the right, in cases of emergency affecting the health or safety of other occupants or affecting the safety of the building or any other unit, to enter any unit for the purpose of abating the breach of rule, regulation, restriction, covenant or condition which causes such emergency. Damages arising from such entry shall be the responsibility of the owner of the unit entered.

Section 9.03 - Legal Remedies. Failure to comply with any of the By-Laws, rules, covenants, conditions or restrictions is grounds for action to recover sums due, for damages or injunctive relief, or both, maintainable by the Association or, in a proper case, by an aggrieved unit owner.

ARTICLE X
INSURANCE

Section 10.01 - Insurance by Association. The Association shall obtain and continue in effect policies of insurance providing coverage for the condominium property against loss or damage by fire or other hazard and against liability claims. For purposes of this Declaration the term "condominium property" includes fixtures, improvements and alterations which are a part of the condominium buildings or structures such as those used for water service or other housekeeping functions. The amount of protection and the types of hazards to be covered shall be reviewed and determined at least annually by the Board of Directors. The insurance provided by the Association shall be without prejudice to the right of each unit owner to insure his or her own unit for personal benefit provided, however, that no owner shall be entitled to exercise his or her right to maintain individual unit insurance in such a way as to decrease the amount which may be realized under any Association insurance policy.

Section 10.02 - Assessment of Premiums. Premiums for policies of insurance obtained by the Association shall be common expenses assessable to the unit owners in accordance with the percentage of interest established by Section 4.02 of this Declaration. The cost of insurance is included in the annual Association budget and is, therefore, part

of the annual assessment established pursuant to Section 7.05 of this Declaration which is payable on a monthly basis.

Section 10.03 - Coverage. The Association shall provide the following types of insurance coverage:

(1) Property Insurance. The Association shall be the named insured individually and as trustee for each of the unit owners and their mortgagees as their interests may appear in the percentages established by Section 4.02 of this Declaration. All condominium property shall be insured for not less than full replacement value. Such insurance shall provide protection against loss or damage by fire and other hazards covered by a standard special coverage (all risk) endorsement. To the extent possible, such insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners or the Association or their servants, agents and guests without thirty (30) days prior written notice to the Association giving it an opportunity to cure the defect within that time.

(2) Liability Insurance. Public liability insurance in an amount of not less than $1,000,000 shall be provided covering all claims customarily insured against with respect to the common elements and facilities and the Association's management thereof.

(3) Workers Compensation. Workers compensation insurance shall be provided by the Association to the extent necessary to comply with applicable state law.

(4) Other Insurance. The Board of Directors may provide such other insurance as it determines is necessary or desirable.

Section 10.04 - Use of Proceeds. Insurance proceeds shall first be disbursed by the Association as trustee for the repair or restoration of the damaged common elements. The unit owners and their mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless the Association has determined not to rebuild or a court has ordered partition of the condominium property or there is a surplus of insurance proceeds after the common elements have been completely repaired or restored.

Section 10.05 - Insurance by Unit Owners. Unit owners shall be responsible to provide policies of insurance covering their respective units and following items:

(1) The contents of the owner's unit, the owner's automobile, any additions and improvements to his or her unit, the fixtures, decorating and furnishings

therein and the owner's personal property stored elsewhere within the condominium and all items not identified as Common Elements herein.

(2) Public liability coverage to the extent not insured by the liability insurance carried by the Association for all of the unit owners pursuant to Section 10.03 hereof.

Section 10.06 - Limitation on Liability. No unit owner or his mortgagee shall have any claim against any other unit owner, the Association, its officers or directors, the Declarant, the manager or managing agent of the condominium or their respective employees and agents for damage to the common elements, the units or to any personal property located in the units or common elements caused by fire or other casualty to the extent that such damage is covered by fire and other forms of casualty insurance.

ARTICLE XI
RECONSTRUCTION

Section 11.01 - Determination. Partial damage or total destruction of any part of the common elements shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, except that if the cost of repair or reconstruction would exceed the amount of available insurance proceeds, the Association may, by written consent of at least seventy-five percent (75%) of the unit owners and their mortgagees and within ninety (90) days of the date of the damage or destruction, determine not to rebuild or repair. In such event, the property shall be subject to an action for partition pursuant to the Act.

Section 11.02 - Variances. On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than five percent (5%) from the number of square feet for such unit as originally constructed, and the location of the building shall be substantially the same as prior to damage or destruction.

Section 11.03 - Financing. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall, as provided in Article X of this Declaration, be available to the Association for the purpose of repair or reconstruction. The Association shall have the right to levy assessments as a common expense against all unit owners in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

ARTICLE XII
ASSOCIATION OF UNIT OWNERS

Section 12.01 - Legal Entity. The affairs of this condominium shall be governed by an incorporated association of unit owners which is a legal entity for all purposes. The

Association shall be known as the Willow Glen Condominium Owners' Association, Inc. (herein the "Association").

Section 12.02 - Membership and Voting Rights. The record owner(s) of each unit, which may be the Declarant, shall automatically be members of the Association. Membership in the Association is appurtenant to and shall not be separated from ownership of the condominium unit. There shall be one vote for each unit at all meetings of the Association. The vote for each unit shall be exercised (and may be restricted) as set forth in the By-Laws, but in no event shall more than one vote be cast with respect to any unit. There can be no split vote. Unit owners may vote by proxy, but the proxy is effective only for a maximum period of 180 days following its issuance, unless granted to a mortgagee or lessee.

Section 12.03 - Powers of the Association. The Association may take any action authorized by the Act, this Declaration, the Association's By-Laws or any rules and regulations of the Association and shall have the authority and power to:

(1) adopt budgets for revenues, expenditures and reserves and to levy and collect assessments for common expenses from the unit owners;

(2) employ and dismiss employees and agents;

(3) sue on behalf of the unit owners;

(4) make contracts and incur liabilities;

(5) cause additional improvements to be made as a part of the common elements;

(6) grant easements through or over the common elements;

(7) grant or withhold approval of any action by a unit owner or other person which would change the exterior appearance of any condominium building;

(8) enforce the obligation of unit owners to maintain and repair limited common elements;

(9) obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the condominium, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts;

(10) obtain and pay for legal and accounting services necessary or desirable in connection with the operation and administration of the condominium;

(11) acquire and hold for the use and benefit of all of the owners tangible and intangible personal property and dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be a common element;

(12) establish reasonable rules and regulations governing the use of the units and the common elements, which rules and regulations shall be consistent with the rights and duties of unit owners as established in this Declaration;

(13) contract for garbage and trash collection, snow and ice removal, lawn and landscaping care, common area maintenance and other common services;

(14) exercise any other power granted to the Association by the Act, this Declaration or the By-Laws.

Section 12.04. - Meetings of the Association. Meetings of the Association shall be governed by the following and such additional rules as may be set forth in the By-Laws:

(1) The Association shall maintain a roster of names and addresses of the current unit owners to whom the notice of meetings of the Association shall be sent.

(2) Each unit owner shall furnish the Association with his or her name and current mailing address and no unit owner may vote at a meeting of the Association until this information is furnished.

(3) No regular or special meeting of the Association may be held except on at least ten (10) days written notice delivered or mailed to each unit owner at the address shown on the roster or unless waivers are duly executed by unit owners.

Section 12.05 - Declarant Control. The Declarant, or persons designated by the Declarant, may appoint and remove the officers of the Association and exercise the powers and responsibilities otherwise assigned by the Act, this Declaration or the By-Laws to the Association or to its officers for a period ending ten (10) years after the date that the first condominium unit is conveyed by the Declarant to any person other than the Declarant, or thirty (30) days after the conveyance of seventy-five percent (75%) of the common element interests to purchasers, whichever shall first occur. This provision is subject to limitations respecting the election of Association directors as contained in the Act and set forth in the By-Laws.

Section 12.06 - Indemnity of Association. The Association and its officers and directors shall not be liable to the unit owners for any mistakes of judgment or any acts or omissions made in good faith as such directors or officers. The unit owners shall indemnify and hold harmless each of such directors and officers against all contractual liability to others arising out of contracts made by such directors and officers on behalf of the unit owners or the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. Such directors and officers shall have no personal liability with respect to any contract made by them on behalf of the unit owners or the Association. The liability of any unit owner arising out of any contract made by such directors or officers or out of the aforesaid indemnity shall be limited to the percentage interest established by Section 4.02 of this Declaration. Each agreement made by such directors or officers or by the managing agent on behalf of the unit owners or the Association shall be executed by such directors or officers or the managing agent, as the case may be, as agents for the unit owners or for the Association.

ARTICLE XIII
EASEMENTS AND ENCROACHMENTS

Section 13.01 - Utility Repair Easements. Easements are hereby declared and granted for utility repair purposes, including the right to install, lay, maintain, repair and replace water mains, laterals and pipes, sanitary sewer mains, laterals and pipes, gas mains, storm sewers, telephone wires and equipment, cable television lines, electrical conduits and wires and equipment over, under, along, through and on any part of the common elements. These easements shall run only to the Declarant and Association and not to any utility company unless specifically conveyed or granted to such utility company by the Declarant or the Association.

Section 13.02 - Easements to Run with the Land. All interests and rights described and set forth in this Declaration are easements appurtenant to and running with the land, perpetually in full force and effect and shall at all times inure to the benefit of and be binding upon the Declarant, the Declarant's successors and assigns, and upon any unit owner, purchaser, mortgagee or other person or entity having an interest in said land or any part or parcel thereof.

Section 13.03 - Encroachments. In the event that, by reason of the construction, settling or shifting of the building, any part of the common elements encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common elements or upon another unit, valid easements for the maintenance of such encroachments and for the use of such adjoining space are hereby established and shall exist for the benefit of such unit owners and the common elements as the case may be, so long as all or any part of the building containing such unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit, or in favor of the owners of the common elements if such encroachment occurred due to the willful conduct of such owner or owners. The provisions contained in this section relating to such easements shall

apply only insofar as it may be necessary to carry out the terms and intent of the Declaration.

ARTICLE XIV
BUILDING CONSTRUCTION REQUIREMENTS

Section 14.01 - Type of Construction. The building shall be constructed or erected on the building site and no previously used building shall be moved onto or reassembled within the condominium.

Section 14.02 - Building Construction Materials. A List of building construction materials and exterior finishes shall be submitted with the floor plan and building elevations to the Declarant for review and approval.

Section 14.03 - First Floor Elevation and Site Grading. The first floor of the building shall be set to the elevation established by the Declarant. The building site shall be graded to harmonize with the finished or proposed grade of the common areas. The building site shall also be graded so that there will be a natural waterway along the side and rear boundaries of such site to provide for the flowage of surface water in the direction of the natural flow of such water. The Declarant shall review and approve all grading plans.

Section 14.04 - Removal of Excess Ground. Excavation spoil and excess ground or fill accumulated on the building site may not be moved elsewhere within the condominium or to adjacent lands without the express approval of the Declarant and if such approval is granted, the removal of such excess materials shall be without cost to the owners of the lands on which the same is deposited.

Section 14.05 - Surface Drainageways. Waterways shall be sodded or immediately seeded and mulched unless drainage is provided by underground drain tile and no obstruction of any kind shall be erected or placed in such waterways. All of such work shall be done as directed or approved by the Declarant.

Section 14.06 - Completion of Construction. Exterior construction of a building shall be substantially completed within six months from the beginning thereof and all construction shall be completed within 12 months from the start thereof, provided that the Declarant may extend such times when, in its opinion, conditions warrant such extension. All landscaping shall be completed in a timely manner, weather permitting.

ARTICLE XV
MUNICIPAL SERVICES AND UTILITIES

Section 15.01 - Sewer and Water Charges. Each unit will have its own water meter. Each unit owner is responsible for the timely payment of sanitary sewer and water user charges imposed upon the unit by the City of Hartford. There shall be one water

meter which shall be a common element and the use of the water therefrom shall be exclusively for the watering of common elements. The charges for the use of said water shall be a common expense and paid per the provisions of Article VII hereof.

Section 15.02 - Property Taxes. In accordance with the Act, each unit, together with its percentage interest in the common elements, is subject to property tax assessments and the collection of taxes in the same manner as any other parcel of real estate.

Section 15.03 - Utilities. Each unit shall have its own electric and gas meter and each unit owner is responsible for the timely payment of his or her electric and gas utility bills.

ARTICLE XVI
MISCELLANEOUS PROVISIONS

Section 16.01 - Notice to Mortgage Lenders. Upon written request to the Association, the holder of any duly recorded mortgage or other interest in any unit shall be given a copy of any and all notices permitted or required by this Declaration to be given to the unit owner whose unit is subject to such mortgage or interest.

Section 16.02 - Covenants to Run with Land. Each grantee (purchaser of a unit) of the Declarant, and each subsequent purchaser, by the acceptance of a deed or contract of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and to the jurisdiction, rights, benefits and privileges of every character hereby granted, created, reserved or declared; and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in said land or any unit thereon, and shall inure to the benefit of such unit owner in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance or instrument of title.

Section 16.03 - Non-Waiver of Covenants. No covenant, restriction, condition, obligation or provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur or any time lapse.

Section 16.04 - Waiver of Damages. Neither the Declarant nor his agents, representatives or employees shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authority reserved, granted or delegated to the Declarant pursuant to this Declaration, or the Declarant's capacity as developer, owner, manager or seller of the condominium, whether such claim (i) is asserted by the unit owner, unit occupant, unit mortgagee, the Association or by any person or entity claiming through any of them; or (ii) is made on account of injury to person or damage to or loss of property, wherever located and however caused.

Section 16.05 - Amendment of Declaration. This Declaration may be amended with the written consent of at least two-thirds (2/3) of the unit owners, provided, however, that no provision of this Declaration may be changed, modified or rescinded so as to conflict with the provisions of the Act. A unit owner's written consent is not effective unless it is approved by the mortgagee of the unit, if any. Amendments become effective when recorded in the office of the Register of Deeds of Washington County, Wisconsin.

Section 16.06 - Severability. The invalidity of any covenant, restriction, condition, limitation or any other provision of this Declaration or any part of the same, shall not impair or affect in any manner the validity enforceability or effect of the remainder of this Declaration.

Section 16.07 - Service of Process. At the time of the adoption of this Declaration, the registered agent for service of process shall be Michael S. Nagel, 855 East Loos Street, Hartford, Wisconsin 53027. Change of agent for service of process may be accomplished by resolution of the Board of Directors of the Association which change of registered agent shall be filed with the Clerk of the municipality in which the condominium is located.

IN WITNESS WHEREOF, the said Declarant, has executed this Declaration on the 11th day of December, 1997.

NAGEL INVESTMENTS LLP

BY Michael S Nagel
Michael S. Nagel, Member

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

Personally came before me this 11th day of December, 1997, Michael S. Nagel, to me known to be such person who executed the foregoing instrument and acknowledge the same.

Kim Schleicher
Notary Public, Washington Co., Wis.
My Commission expires August 6, 2000

THIS INSTRUMENT WAS DRAFTED BY:
Attorney Phillip J. Eckert
West Bend, WI 53095

Exhibit A

Building Number	Unit Identification Number	Street Address	Tax Key Number
A	1	921 E. Loos Street	36-2104-011-038
A	2	923 E. Loos Street	36-2104-011-039
B	1	927 E. Loos Street	36-2104-011-040
B	2	929 E. Loos Street	36-2104-011-041
C	1	931 E. Loos Street	36-2104-011-042
C	2	933 E. Loos Street	36-2104-011-043
D	1	937 E. Loos Street	36-2104-011-044
D	2	939 E. Loos Street	36-2104-011-045
E	1	941 E. Loos Street	36-2104-011-046
E	2	943 E. Loos Street	36-2104-011-047
F	1	945 E. Loos Street	36-2104-011-048
F	2	947 E. Loos Street	36-2104-011-049
G	1	949 E. Loos Street	36-2104-011-050
G	2	951 E. Loos Street	36-2104-011-051
H	1	955 E. Loos Street	36-2104-011-052
H	2	957 E. Loos Street	36-2104-011-053
I	1	961 E. Loos Street	36-2104-011-054
I	2	963 E. Loos Street	36-2104-011-055
J	1	967 E. Loos Street	36-2104-011-056
J	2	969 E. Loos Street	36-2104-011-057

K	1	975 E. Loos Street	36-2104-011-058
K	2	977 E. Loos Street	36-2104-011-059
L	1	981 E. Loos Street	36-2104-011-060
L	2	983 E. Loos Street	36-2104-011-061
M	1	987 E. Loos Street	36-2104-011-062
M	2	989 E. Loos Street	36-2104-011-063
N	1	993 E. Loos Street	36-2104-011-064
N	2	995 E. Loos Street	36-2104-011-065

764750

Vol 1765 Page 56

DECLARATION OF WILLOW GLEN CONDOMINIUM

Document Number

Document Title

RECORDED

97 DEC 11 PM 3:21

WASHINGTON COUNTY

Return to:

O'Meara, Eckert, Pouros & Gonring
522 Elm Street
P. O. Box 348
West Bend, WI 53095-0348

74.

STATE OF WISCONSIN

SS

WASHINGTON COUNTY

Personally came before me this _____ day of December, 1997, the above named PHILLIP J. ECKERT to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Washington County, WI
My Commission _____

THIS INSTRUMENT WAS DRAFTED BY:

Attorney Phillip J. Eckert
State Bar No. 1009089
O'MEARA, ECKERT, POUROS & GONRING
622 Elm Street
P.O. Box 348
West Bend, WI 53095-0348
(414) 334-2331

RETURN TO:

Attorney Phillip J. Eckert
O'MEARA, ECKERT, POUROS & GONRING
622 Elm Street
P.O. Box 348
West Bend, WI 53095-0348
(414) 334-2331

779276

Document Number

AMENDMENT TO DECLARATION OF WILLOW GLEN CONDOMINIUM

Document Title

RECORDED

98 MAY 11 AM 8:20

Beverly E. Manning

REGISTER OF DEEDS
OF WASHINGTON COUNTY

14-3

Return to:

O'MEARA, ECKERT, POUROS & GONRING
ATTORNEYS AT LAW
622 ELM STREET
P.O. BOX 348
WEST BEND, WISCONSIN 53095

779276

AMENDMENT TO DECLARATION OF WILLOW GLEN CONDOMINIUM

NAGEL INVESTMENTS LLP, being the owner of at least 2/3 of the units of Willow Glen Condominium, the Declaration for which is recorded as Document No. 764780; in Volume 1765 of Records, Pages 56 through 88, inclusive, Washington County Register of Deeds Office, and described as follows:

> Lot 4 of Hunter's Ridge, a recorded subdivision, being a division of Parcel 3 of Certified Survey Map No. 4738 as recorded in the Washington County Registry in Volume 32 of Certified Survey Maps on pages 111-113, as Document No. 729024 on October 1, 1996, being part of the SW 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 21, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

and Nagel Investments LLP, pursuant to the authority contained in Section 16.05 of said Declaration, hereby amends the Declaration as follows:

Section 8.07 - Pets and Animals. is amended to read as follows:

Section 8.07 - Pets and Animals. No pets, animals, livestock or poultry of any kind shall be raised, bred or kept in any unit or in or on the common areas except two (2) neutered cats or one (1) dog may be kept in units in strict compliance with Association rules and regulations of the Association.

Section 15.01 - Sewer and Water Charges. is amended to read as follows:

Section 15.01 - Sewer and Water Charges. Each unit will have its own water meter. Each unit owner is responsible for the timely payment of sanitary sewer and water user charges imposed upon the unit by the City of Hartford.

IN WITNESS WHEREOF, the said Declarant, has executed this Amendment to the Declaration on the 1st day of May, 1998.

NAGEL INVESTMENTS LLP

BY Michael S Nagel
Michael S. Nagel, Member

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

Personally came before me this 1st day of May, 1998, Michael S. Nagel, to me known to be such person who executed the foregoing instrument and acknowledge the same.

Timothy H. Freeman

Notary Public, Washington Co., Wis.
My Commission March 4, 2001

CONSENT

The undersigned, being the mortgage holder for Nagel Investments LLP, the owner of at least 2/3 of the units in Willow Glen Condominium hereby consents to the above Amendment of the Condominium Declaration.

IN WITNESS WHEREOF, this Consent has been given this 1st day of May, 1998.

MORTGAGEE OF NAGEL INVESTMENTS LLP

By Timothy H. Freeman, Sr. Vice President

Authorized Representative

THIS INSTRUMENT WAS DRAFTED BY:
Attorney Phillip J. Eckert
West Bend, WI 53095

(jewel\willowgl.cmd)

DOC# 1122014

Recorded
MAR. 30, 2006 AT 10:55AM.
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: $11.00.

STATUTORY RESERVE ACCOUNT STATEMENT

Document Number

Re: Willow Glen Condominium.
Condominium, being a condominium created under the Condominium Ownership Act of the STATE OF WISCONSIN by a "Declaration of Condominium for Willow Glen Condominium Owners Association, Inc. Condominium", dated the 11th day of December 1997 and recorded the 11th day of December, 2006 in the Office of the Register of Deeds for Washington County, Wisconsin, in (Reel)(Vol.) 1165 of Records, at (Images) (Pages) 516 through _____, as Document No. 764780 and by a Condominium Plat (hereinafter "Condominium").

The Condominium (~~shall~~) (shall not) have a Statutory Reserve Account, as described in Wis. Stat. § 703.163, effective July 26, 2005, _____. This determination is made by the (Declarant) (Association with the written consent of a majority of the Unit votes).

If the Condominium will not have a Statutory Reserve Account, it is anticipated that future expenditures for the repair and replacement of the common elements will be funded by:
Willow Glen Condominium will use a non-statutory reserve account and such other means as are available to it by law.

Recording Area

11-1

Mail and Return Address
Ken Williams, President
955 E Loos St
Hartford WI 53027

Parcel Identification Number (PIN)

Dated this 30th day of March, 2006.

Ken Williams
* Ken Williams
Title: President and Member of Board of Directors

Robert Coffey
* Robert Coffey
Title: Member of Board of Directors

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____.

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Ken Williams

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN,)
) ss.
Washington County.

Personally came before me this 30th day of March, 2006, the above named

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tonya L. Bebel
*
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: Apr 2009)

*Names of persons signing in any capacity should be typed or printed below their signatures.

Document Number

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM.

Title of Document

DOC# 1140605

Recorded
OCT. 04, 2006 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: $15.00

THIS AMENDMENT to the Declaration of Condominium of Willow Glen Condominium was enacted by a meeting of the membership.

WITNESSETH: RECORDED IN Vol. 1765 OF RECORDS ON Page 56 DOC No. 764780

A. The legal description is Unit 1 in Building A, Unit 2 in Building A, Unit 1 in Building B, Unit 2 in Building B, Unit 1 in Building C, Unit 2 in Building C, Unit 1 in Building D, Unit 2 in Building D, Unit 1 in Building E, Unit 2 in Building E, Unit 1 in Building F, Unit 2 in Building F, Unit 1 in Building G, Unit 2 in Building G, Unit 1 in Building H, Unit 2 in Building H, Unit 1 in Building I, Unit 2 in Building I, Unit 1 in Building J, Unit 2 in Building J, Unit 1 in Building K, Unit 2 in Building K, Unit 1 in Building L, Unit 2 in Building L, Unit 1 in Building M, Unit 2 in Building M, Unit 1 in Building N, Unit 2 in Building N, together with an undivided interest in and to the common elements and facilities set forth in the Declaration of Condominium for Willow Glen Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Condominium of Willow Glen Condominium dated December 11, 1997, and recorded in the Office of the Register of Deeds for Washington County, Wisconsin on December 11, 1997, as Document No. 764780, and amended on May 11, 1998, as Document No. 779276. Located in the City of Hartford, Washington County, Wisconsin.

Continued next page

Recording Area

15.3

Name and Return Address
Jessica L. Boelde, Esq.
Law Firm of Jonathan B. Levine
8989 N. Port Washington Road, Suite 211
Milwaukee, WI 53217-1633

Parcel Identification Number (PIN)

INFO-PRO (800)695-2021 www.infoproforms.com

B. In that the current owners of units at Willow Glen Condominium wish to reallocate responsibility for deck maintenance.

THEREFORE, the Association hereby resolves as follows:

Section 6.01 of the Declaration, which reads as follows, is deleted:

> Section 6.01 – Common Elements. The Association shall be responsible for the management, control, maintenance, repair and replacement of the common elements (including the Type-I and Type-II limited common elements) and shall cause the same to be kept in good, safe, clean, attractive and sanitary condition, provided, however, that the cost to repair or replace any portion of the common elements damaged through the fault or negligence of a unit owner or occupant may be charged in accordance with Section 7.04 of this Declaration.

Section 6.01 of the Declaration is recreated to read as follows:

> Section 6.01 – Common Elements.
>
> (1) The Association shall be responsible for the management, control, maintenance, repair and replacement of the common elements (including the Type-I and Type-II limited common elements, *except* decks immediately adjacent to and having access directly from a unit) and shall cause the same to be kept in good, safe, clean, attractive and sanitary condition. The management, control, maintenance, repair and replacement of decks immediately adjacent to and having access directly from a unit shall be the responsibility of the appurtenant unit owner, who shall also keep the same in good, safe, clean, attractive and sanitary condition
>
> (2) The cost to repair or replace any portion of the common elements damaged through the fault or negligence of a unit owner or occupant may be charged in accordance with Section 7.04 of this Declaration.
>
> (3) The Board of Directors shall have the right, at any time, to determine that a deck has fallen into neglect or disrepair. The Board may then notify the unit owner in writing of its determination. The unit owner will have thirty (30) days from the date of notification to repair the deck. If the unit owner fails to repair the deck within the time allotted, the Board of Directors may cause the deck to be repaired. All related repair or maintenance charges shall be assessed immediately to the unit, and shall constitute a lien upon such unit in favor of the Association.

C. I, Ken Williams, being President of Willow Glen Condominium, do hereby certify that:

1. All of the owners of at least sixty-six and two-thirds percent of the units have consented to and approve of this amendment to the Declaration of Condominium.

2. The vote was taken by written ballot.

3. The written ballots, and the consent of mortgagees as required, are on file with the Secretary of the Association or its legal counsel.

Signed this 25th day of September, 2006.

Ken Williams
President

Ken Williams

This document was drafted by Jessica L. Boeldt.

ACKNOWLEDGEMENT

State of Wisconsin)
) ss.
County of ~~Washington~~ Clark)

Personally came before me this 25th day of September, 2006, the above-named Ken Williams to be known to be the person who executed the foregoing instrument and acknowledge the same.

Lori L. Abel
Notary Public, Clark County, Wisconsin

My commission is permanent. (If not, state expiration date: 11-04, 2007.)

DRAFTED BY: Atty Jessica Boeldt

Rules and Regulations
Willow Glen Condominium Owners Association, Inc.

Willow Glen Condominium Owners Association, Inc.

Rules and Regulations

Since Willow Glen Condominium Association Inc. was created in 1998, the Board of Directors established, from time-to-time, various *Rules and Regulations* that are not part of Wisconsin State Statute 703 Condominiums, the *Declaration* of WGCOAI, or the *By-Laws* of WGCOAI.

To make condominium living a pleasant experience for all, mutual consideration and respect for the *Rules and Regulations* is required. By purchasing a condominium in WGCOAI, you agreed to accept and abide by the *Declaration* and *By-laws*, including the *Rules and Regulations* of the Association. Each owner or resident is obligated to share these rules with all members of the household, guests, and employees. Some of these requirements may seem restrictive. However, they are intended to protect your rights as a member of the community and to maintain optimum property values.

Revisions to our *Rules and Regulations* have always been communicated to the unit owners as part of the Minutes of the Board of Directors Meeting. This has been done so all unit owners and residents have full knowledge of the decisions of the Board.

The Board of Directors has the right to add, revise, or delete any of the *Rules and Regulations* and enforce them as outlined in Wisconsin Statute 703. Any changes will be distributed to all current unit owners and/or residents. The *Rules and Regulations* will be included in the *Disclosure Materials* presented to future unit owners, as required by Wisconsin State Statute 703.

In May 2015, the Board of Directors added additional *Rules and Regulations* 14 through 18. Further, it revised existing *Rules and Regulations* to correct previous mistakes. July 2017 the Board of Directors added an addition to Rules and Regulations 19. March 2017, the Board of Directors reversed Rule .08 Garage Doors to comply with the Willow Glen Condominium Association Maintenance Responsibility List.

Rules and Regulations

Table of Contents

Rule 01	Extended Absences
Rule 02	Pet Clean-up
Rule 03	Parking
Rule 04	House Numbers
Rule 05	Transfer Funds
Rule 06	Enhancements to Common Elements/Limited Common Elements
Rule 07	"For Sale" Signs
Rule 08	Garage Doors
Rule 09	Patios, Decks and Roofs
Rule 10	Monthly Assessment Payment
Rule 11	Stamped Concrete
Rule 12	Business at Board Meetings
Rule 13	Disclosure Materials
Rule 14	Owner Service Request
Rule 15	Statements to Potential Buyers
Rule 16	Fans
Rule 17	Dryer vent, fireplace, and smoke detector/CO2 detector
Rule 18	Board Meeting Attendance
Rule 19	Enforcement Procedures

Rules and Regulations

01. Extended Absences. For extended absences, unit owners should notify a member of the Board of the duration of their absence and identify who will have a key to their unit for emergency purposes. (Refer to Minutes of Annual Meeting 10/18/99, Board of Directors Meeting 11/09/99, 11/14/00, 12/18/02, 5/21/15).

02. Pet Clean-up. Pet owners are required to clean up after their animals and are responsible for the repair of any damages caused by the pet. (Refer to Minutes of Board of Directors Meeting 05/11/99, 05/08/01, 5/21/15).

03. Parking. Parking is limited to the unit owner's driveway, designated parking spaces at the south end of the complex circle, and the outside perimeter of the private street. This is necessary, so that emergency vehicles have access to all areas. (Refer to Minutes of Annual Meeting 10/18/99, Board of Directors Meeting 10/10/00, 07/10/02, 5/21/15).

04. House Numbers. House numbers must be visible at all times for postal and emergency services. If decorations cause a visibility problem, please display the house number in a window. (Refer to Letter from President 12/04/01, 5/21/15).

05. Transfer Funds. The Treasurer may, with prior approval of a Board Member, temporarily transfer funds from the Reserve Account to the General Account to cover any budget shortages. (Refer to Minutes of Board of Directors Meeting 03/26/03, 5/21/15).

06. Enhancements to Common Elements and Limited Common Elements. Enhancements made to Common Elements and Limited Common Elements does not change ownership or responsibility. The Association still must remain responsible and pay costs of all the Common Elements and Limited Common Elements, as defined in our condominium documents. Unit Owner should notify the Board of extensive enhancement plans and obtain Board approval. (Refer to Minutes of Board of Directors Meeting 06/08/04, 5/21/15).

Rules and Regulations

07. "For Sale". Signs relating to condominium units used in the common area may be displayed for a period of sixty (60) days and renewed for each sixty (60) day period at the discretion of the Board of Directors. The unit owners should notify a Board Member when a unit is put on the market and request the *Disclosure Material* packet. (Refer to Minutes of Board of Directors Meeting 12/12/07, 5/21/15).

08. Garage Doors. If a unit owner or resident has mechanical problems with their garage door, they should immediately contact a member of the Board of Directors. The Board will arrange for the repair and Association funded payment. The Association is not financially responsible for maintenance and repair of garage door openers or key pads. (Refer to Minutes of Board of Directors Meeting 10/24/07, 05/21/15, 7/21/16, 3/16/17).

09. Patios, Decks, and Roofs. The Association does not remove snow from the patios. The decks are the unit owner's responsibility. No one is to attempt the removal of snow/ice from their roof, nor are they to contract for such work, as this could cause permanent damage to our roofs. Raking shingles can contribute to the loss of granules, which also contributes to the damage. No one is to access their roof for the purpose of "washing the algae" (a normal condition). Nor are they to clean their roof with water, any other solution, or instrument. The person contracting for such work on their roof will be held responsible for damages. (Refer to Minutes of Board of Directors Meeting 12/12/07, 5/21/15).

10. Monthly Assessment Payment. For ease in making payments, all owners will be required to pay their monthly assessment amount via Electronic Fund Transfer (EFT). (Refer to Minutes of Board of Directors Meeting 05/22/08, 5/21/15).

11. Stamped Concrete. The maintenance and refurbishing of stamped painted concrete, Common Elements and Limited Common Elements, is very costly. Only a product safe and recommended for the removal of ice build-up on stamped painted concrete is to be used. (Refer to Minutes of Board of Directors Meeting 06/17/09, 5/21/15).

Rules and Regulations

12. Business at Board Meetings. A Board Meeting is a meeting of the Board of Directors and Officers, as needed, to enable them to accomplish their business within the allotted meeting time. The Board Meeting is open to unit members, which means the meeting is open for unit member observation; but, not unit member participation. Time (up to fifteen minutes) will be allocated, at the end of the meeting, for members to raise their issues with the Board. However, the Board may not be responding to the comments immediately. Items which the Board chooses to address will be placed on the agenda for the following Board meeting. (Refer to Minutes of Board of Directors Meeting of 8/18/10, 5/21/15).

13. Disclosure Materials. The *Rules and Regulations* will be included in the *Disclosure Materials* which are prepared by the Board, to be furnished by the Seller to the Purchaser before closing, not later than 15 days prior to the closing of the sale of a unit to a member of the public, as required by Wisconsin Statute 703.33. The Seller should inform the Board when a unit is put on the market, certainly no later than when the pending closing will occur, to allow time for the Board to prepare the *Disclosure Materials* packet. (Refer to Minutes of Board of Directors Meeting 5/21/15).

The Association can charge members for providing them with a copy of this packet, but the charge cannot be greater than the actual cost. Wisconsin State Statute 703.20(2) (Refer to Minutes of Board of Directors Meeting of 5/21/15).

14. Owner Service Request (repairs and service to Common Elements and Limited Common Elements). Submit the request in writing, on the form provided, to any of the Board Members. Action cannot be taken until the Board of Directors approves the request. An approved contractor will be instructed by a Board Member to proceed with any necessary repair or required service, after contacting you to arrange for a convenient time. (Refer to Minutes of Board of Directors Meeting of 5/21/15).

Rules and Regulations

15. Statements to potential buyers regarding condition of condo unit or maintenance responsibility. Anyone serving on the Board as a Director or Officer, or any unit owner is not, at any time, to make a representation or interpretation in a real estate transaction. The interpretation of covenants recorded with the land can be complex and fact-dependent. Moreover, the job of the Association or anyone is not to make representations in a real estate transaction. The Board and the Association are not parties to the real estate transaction. They must not assume risk by making representations. (Refer to Minutes of Board of Directors Meeting of 5/21/15).

16. Fans. Ceiling fans below the Common Element skylights, should be run in a counter clockwise rotation to pull warm air upward to create proper upward airflow to reduce or eliminate condensation forming on the skylights. Your fan should be run 24 hours a day from fall, the time you turn on your heat, until spring, when you turn off your heat. (Refer to Minutes of Board of Directors Meeting of 5/21/15).

17. Dryer vent, fireplace, smoke/CO2 detectors. Unit owners are responsible for dryer vent cleaning, fireplace maintenance, and smoke detectors/CO2 detector maintenance and replacement. (Minutes of Board of Directors Meeting 5/21/15).

18. Board Meeting Attendance. Notification of your intent to attend a Board Meeting should be made to a Board Member, prior to the meeting, so seating can be arranged. (Refer to Minutes of Board of Directors Meeting of 5/21/15).

19. Enforcement Procedures. The fine for a violation of any and all applicable laws and ordinances, the Condominium Declaration, Bylaws, and Rules and Regulations shall be $50.00 each day a violation continues. (Refer to Minutes of Board of Directors Meeting 7/21/16).

201607071140

RESOLUTION OF THE BOARD OF DIRECTORS

Willow Glen Condominium Owners Association, Inc.

Date: July 21, 2016

Recitals

WHEREAS, It is the objective of Willow Glen Condominium Owners Association, Inc. (the "Association") to implement a fine, enforcement, and grievance procedure regarding all applicable laws and the provisions of the Condominium's Declaration, Bylaws, and Rules and Regulations.

Resolution

THE BOARD OF DIRECTORS HEREBY RESOLVES AS FOLLOWS:

The Rules and Regulations shall be amended to include the following provision:

Enforcement Procedures:

a) Fines.

1. The fine for a violation of any and all applicable laws and ordinances, the Condominium Declaration, Bylaws, and Rules and Regulations shall be $50.00 (unless otherwise provided). Each day a violation continues is a separate violation and shall result in an additional fine(s). Such fine is not a waiver of other remedies, including actual damages and an injunction.

2. If the Association retains legal counsel to aid in the enforcement of applicable laws and/or the Condominium's Declaration, Bylaws, and/or Rules and Regulations, it shall be entitled to recover its actual attorney fees and costs from the residents and unit owner(s) committing the violation.

3. Fines and attorney fees are due no later than thirty (30) days after fine is levied, and unpaid fines, attorney fees and costs shall be a lien against the unit ownership and may be foreclosed upon as provided by law. Unpaid fines, attorney fees and costs shall bear interest at 18% per annum.

b) Other Enforcement.

The Association may apply to a court of competent jurisdiction to obtain injunctive relief to enforce a violation of any and all applicable laws, the Condominium's Declaration, Bylaws, and/or Rules and Regulations. The Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney fees as may be determined by the court.

c) Appeals.

A resident or unit owner may appeal any enforcement action employed by the Board of Directors, including fines, but not including arrearages of assessments, by writing a letter to the Secretary of the Board stating the reason for the appeal. This written appeal must be received by the Secretary within 14 days of the notice of the fine. The Board shall review the validity of enforcement and the remedy. The decision of the Board (by majority vote) shall be conclusive.

BE IT FURTHER RESOLVED, This resolution shall be effective seven (7) days after unit owners are given notice of same.

Amendment Considered At Meeting, July 21, 2016 (Date)

Motion made by: Ingrid Hines

Seconded: Douglas Johnson

(Yes/No)

In Favor: 3

Opposed: 0

Signed: _____

Secretary

WGCOAI

Willow Glen Condominium Owners Association Inc.
921-995 E Loos St, Hartford, WI 53027

Maintenance Responsibility List (as of February 16, 2017)

Item		Willow Glen	Owner
Heating System including preventive maintenance			X
Air Conditioning including preventive maintenance			X
Water Heater (Softner System, including preventive maintenance			X
Decks and/or Balconies	maintenance & structure		X
	Snow removal		X
Exterior Siding, Trim & Roof		X	
Driveway, Sidewalk & Stoop	maintenance & snow removal	X	
Retaining Walls	constructed by developer	X	
	constructed by owner		X
Gutters & Downspouts		X	
Landscaping	installed by developer	X	
	Installed by owner		X
Mailboxes		X	
Storm & Screen Doors			X
Patios (depending on circumstances, cracks, etc)		X	
Patios & Side Yard Walks	enhanced by owner		X
Patios	snow removal		X
Private Road Maintenance	snow removal, salting	X	
Signage for Willow Glen		X	
Window Sills & Frames			X
Window Cleaning			X
Unit Exterior Lights	electricity & bulbs		X
Garage Door	doors & springs	X	
	opener		X
Carbon Monoxide Alarms			X

REMINDERS

APRIL	Check smoke alarms	X
	Turn on Outside Faucets	X
	Water Shrubs & Trees when necessary	X
	Heating & Air Conditioner Systems Preventive Maintenance	X
	Clean Clothes Dryer Vent	X
	Garage Door Mechanical Maintenance	X
	Maintain Unit Owner Installed Landscape Plantings & Modifications	X
	Check Sump Pump	X
OCTOBER		
	Water Shrubs & Trees	X
	Turn off Outdoor Faucets	X
	Fireplace Preventive Maintenance	X
	Heating System Preventive Maintenance (if not done in Spring)	X
	Clean Clother Dryer Vent	X
	Garage Door Mechanical Maintenance	X
	Maintain Unit Owner Installed Landscape Plantings & Modifications	X

WILLOW GLEN CONDOMINIUM ASSOCIATION MAINTENANCE RESPONSIBILITY LIST

		RESPONSIBILITY	
		WILLOW GLEN ASSOCIATION	OWNER
Heating System, including preventive maintenance			X
Air Conditioning System, including preventive maintenance			X
Water Heater/Softener System, including preventive maintenance			X
Decks and/or balconies	-maintenance and structure		X
	-snow removal		X
Exterior Siding, Trim and Roof		X	
Driveway, sidewalk and stoop	-maintenance and snow removal	X	
Retaining Walls	-constructed by developer	X	
	-constructed by unit owner		X
Gutters and Downspouts		X	
Landscaping	-installed by developer	X	
	-installed by unit owner		X
Mailboxes		X	
Storm and Screen Doors			X
Patios (depending on circumstances, cracks, etc)		X	
Patios and Side Yard Walks, enhanced by unit owner			X
Patios - snow removal			X
Private Road maintenance, snow removal and salting		X	
Signage for Willow Glen		X	
Window Sills and Frames - Interior			X
Window Cleaning			X
Unit Exterior Lights - electricity and bulbs			X
Garage Door	-Door and Springs	X	
	-Opener		X

REMINDERS

April -	Check smoke alarms	X
	Turn on outdoor faucets	X
	Water shrubs and trees, if necessary	X
	Air conditioning system and heating system preventative maint.	X
	Clean clothes dryer vent	X
	Garage door mechanical maintenance	X
	Maintain unit owner installed landscape plantings & modifications	X
	Check sump pump	X
October -	Water shrubs and trees one last time, if needed	X
	Turn off outdoor faucets	X
	Fireplace preventive maintenance	X
	Heating system preventative maint. (if not done in spring)	X
	Clean clothes dryer vent	X
	Garage door mechanical maintenance	X
	Maintain unit owner installed landscape plantings & modifications	X

updated 2/16/17