Executive Summary
Gazebo Condominiums Owners' Association, Inc.

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EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the □ icon) or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Gazebo Condominiums

How is the condominium association managed?

- What is the name of the condominium association? Gazebo Condominiums Owners' Association, Inc.
- What is the association's mailing address? c/o Ogden & Company, Inc., 1665 N. Water Street, Milwaukee, WI 53203
- How is the association managed?
  - ☐ By the unit owners (self-managed)
  - ☒ By a management agent or company
  - ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Ogden & Company (Management agent/company or other available contact person)
- What is the address, phone number, fax number, website & e-mail address for association management or the contact person? Ogden & Company, Inc., 1665 N. Water Street, Milwaukee, WI 53203; phone number: 414-276-5285; website: Ogdenre.com; e-mail: condosupport@ogdenre.com
- For specific information about the management of this association, see Amended and Restated Declaration ("Declaration") Article IV, Section 3; Bylaws, Article V, Section 3(f).

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? 2 (garage)
- How many outside? 0

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- How many inside? 2 (garage)
  - ☐ Common element
  - ☐ Limited common element
  - ☒ Included as part of the unit
  - ☐ Separate nonvoting units
  - ☐ Depends on individual transaction

- Do I have to pay any extra parking fees (include separate maintenance charges, if any)?
  - ☒ No
  - ☐ Yes, in the amount of $_____ per _____
  - ☐ Other: _____

- Are parking assignments reserved or designated on the plat or in the condominium documents?
  - ☐ No
  - ☒ Yes - Where? Plat
- Are parking spaces assigned to a unit by deed?
  - ☐ No
  - ☒ Yes
- Can parking spaces be transferred between unit owners?
  - ☒ No
  - ☐ Yes
- What parking is available for visitors? 118 outside guest parking spaces, including designated guest parking spaces and those in front of Unit garages
- What are the parking restrictions at this condominium? Common element parking areas shall be used by guests only. Parking areas, including driveways and roadways on which parking is allowed, but not including garages, shall be used only for the parking of private passenger automobiles and vans used exclusively for personal use and which do not bear any commercial signs or advertisements. Such vehicles shall at all times be in running condition and bear current license plates.
- For specific information about the parking of this condominium, see Declaration Article II, Section 3; Declaration, Article VII, Section 11

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? Animals with a permit from Association. No more than two animals in any one Unit are permitted. That could be two dogs or two cats or one dog and one cat.
- What are some of the major restrictions and limitations on pets? No animals, reptiles, or birds shall be permitted other than those who have been issued a permit by the Association for such animal. Such permit shall allow the keeping of animals in accordance with rules and regulations to be established by the Board of Directors. Dog breeds which are not permitted are pit bull terriers, Rottweilers, Doberman Pinschers, bull dogs, bull terriers, boxers, German shepherds, Presa Canarios, Chows, or any dog that is a wolf hybrid.

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- For specific information about the condominium pet rules, see Declaration Article VII, Section 2; Bylaws, Article VIII, Section 4(c); Rules and Regulations, Article 3.

- Are unit rentals allowed? ☒ No ☐ Yes
- If yes, what are the major limitations and restrictions on unit rentals? Leasing of the Units shall not be allowed for any length of term, and Units must be owner occupied
- For specific information about renting units at this condominium, see Declaration Article VII, Section 1.

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? ☐ No ☒ Yes
- If yes, what are the major amenities and features? Common areas, nature pond and two common element Gazebos.
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course?
  ☒ No
  ☐ Yes - What is the cost? $_____
- For specific information about special amenities, see N/A

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair their own Unit, and components or installations within or used by conditioning systems for the Unit, fixtures, appliances, water heater, equipment, locks in windows and doors.
- For specific information about unit maintenance and repairs, see Declaration Article V, Section 1.

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

- Common elements maintenance, repair and replacement is performed as follows: By the Association
- How are repairs and replacements of the common elements funded?
  ☐ Unit owner assessments
  ☐ Reserve funds
  ☒ Both
  ☐ Other: _____
- For specific information about common element maintenance, repairs and replacements see Declaration Article V, Section 2.

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- How are repairs and replacements of the limited common elements funded?
  - ☐ Unit owner assessments
  - ☐ Reserve funds
  - ☒ Both
  - ☐ Other (*specify*): _____
- Limited common element maintenance, repairs and replacement is performed as follows: Unit Owner responsible for keeping and maintaining in good and orderly condition and repair and replace its Limited Common Elements. See Declaration, Article V, Section 1.

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

- For specific information about this condominium's reserve funds for repairs and replacements, see Bylaws, Article VII, Section 1
- Reserve Account balance: $286,036.05, as of the date this Executive Summary was prepared.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units?
  - ☒ Not applicable (no developer-owned units)
  - ☐ No
  - ☐ Yes - In what way? _____
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period?
  - ☒ No
  - ☐ Yes - Describe these provisions: _____
- For specific information about condominium fees during the developer control period, see___

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

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

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

- Describe the rules, restrictions and procedures for altering a unit: No structural changes or appearance of the Unit allowed without prior approval of the Association.
- Describe the rules, restrictions and procedures for enclosing limited common elements: Not permitted.
- For specific information about unit alterations and limited common element enclosures, see Declaration Article V, Section 3.

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Can any of condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.
- For specific information about condominium document amendment procedures and requirements, see Declaration, Article VIII; Articles of Incorporation, Article VII; Bylaws, Article XIII

Other restrictions or features (optional): _____

Does the Association have the right of first purchase:

☒ No
☐ Yes

Does the Association charge a transfer fee:

☒ No
☐ Yes. If so, how much? _____

Does the Association charge a disclosure material fee:

☐ No
☒ Yes. If so, how much? The actual cost of furnishing the information or $50.00, whichever is less pursuant to Sec. 703.33(2m)(a) Wis. Stat.

Does the Association charge a payoff statement fee?

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

This Executive Summary was prepared on July 31, 2026
By: Attorney Harly B. Johnson.

*Note: A Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

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