

DISCLOSURE MATERIALS
THORNGATE CONDOMINIUMS

Declarant: Bell Tower Properties, LLP

Declarant's Agent: R. William Phenicie
432 Milwaukee Avenue
Burlington, WI 53105

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 BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.
3. YOU MAY AT ANY TIME WITHIN 5 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.

Thorngate Condominiums – Seller Required by law to provide each prospective condominium purchaser

Declaration of Condominium For Thorngate Condominium

By-Laws

Articles of Incorporation

Rules and Regulations

Annual Operating Budget

Management of Employment Contracts

The Declaration of Condominium of Thorngate Condominiums is a Registered Document
Dated 9 FEB 1999

Article I	Statement of Purpose
Article II	Description, Name, Restrictions and Definitions
Article III	Units
Article IV	Common Elements
Article V	Limited Common Elements
Article VI	Uses
Article VII	Unit Owner
Article VIII	Association
Article IX	Repairs and Maintenance
Article X	Unit Alterations/Substitutions
Article XI	Insurance
Article XII	Repair or Reconstruction
Article XIII	Eminent Domain
Article XIV	Common Expenses
Article XV	Amendments
Article XVI	Notices
Article XVII	Remedies
Article XVIII	Easements
Article XIX	Utilities

First Amendment to Declaration of Condominium of Thorngate Condominium is a Registered Document #2046380. Dated 29 AUG 2005

Second Amendment to Declaration of Condominium of Thorngate Condominium is a Registered Document #2091587. Dated 30 JUN 2006

Third Amendment to Declaration of Condominium of Thorngate Condominium is a Registered Document #2600492. Dated 30 JUL 2021

Thorngate Condominiums General Rules And Regulations. Established pursuant to Article VIII of the Bylaws. Undated.

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| 1. Parking Restrictions | 6. Garbage |
| 2. Occupancy Restrictions | 7. Business Activity |
| 3. Outside Lights | 8. Plantings and Flowers |
| 4. Use and Maintenance of Patios/Decks | 9. Signs |
| 5. Operation of In-ground Sprinkler System | 10. General Prohibitions |

Thorngate Condominiums Pet Rules and Regulations

Applications for Variance From Pet Rules and Regulations