

Executive Summary
Commerce Bluff Condo Association

Order: HF7S3WVGG
Address: 1809 N Commerce St Unit 103
Order Date: 01-14-2026
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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, 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: Commerce Bluff One Condominium

How is the condominium association managed?

- What is the name of the Condominium Association? Commerce Bluff One Condominium Association, Inc.
- What is the Association's Mailing Address? c/o Ogden & Company, Inc. 1665 N. Water St., Milwaukee, WI 53202.
- How is the Association Managed? The Association is managed by a management agent or company.
- Whom should I contact for more information about the Condominium and the Association? Ogden & Company, Inc. Condominium Management
- What is the address, phone, number, fax number, web site & e-mail address for association management or the contact person? 1665 N. Water Street, Milwaukee, WI 53202, 414-276-5285 (phone); Website: www.ogdenre.com; Email: info@ogdenre.com

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: one or more. How many parking spaces outside? none. How many parking spaces inside? all. ☐ Common element ☒ Limited common element; ☐ Included as part of the unit; ☐ Separate voting units; ☒ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No, ☐ Yes, in the amount of \$ _____ per _____. ☐ Other (specify): _____.
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☐ No ☒ Yes. Designated on Exh. B of Declaration, to be assigned in separate document.
- Are parking spaces assigned to a unit by deed? ☐ No ☒ Yes
- Can parking spaces be transferred between unit owners? ☐ No ☒ Yes. A Unit Owner can convey by deed parking (or underground storage) to another Unit Owner.
- What parking is available for visitors? None.
- What are the parking restrictions at this condominium? Parking spaces will be assigned at time of purchase. Parking is all underground. Assigned parking may not be in the same building as the Unit.
- For specific information about the parking of this condominium, see Dec. Art. 2 Sec. 2.2, 2.5 and 2.6.

Commerce Bluff One Condominium Association, Inc.

May I have any pets at this condominium? ☐ No ☒ Yes

- If yes, what kinds of pets are allowed? Domestic dog, cat or bird.
- What are some of the major restrictions and limitations on pets? No more than three pets total. No dog may be taller than 16" at the top of the shoulder. No large birds of prey or any other animal are permitted. No pets may be maintained for breeding or commercial purposes. All pet waste must be picked up immediately and properly disposed of. No pet may be left unattended in common areas at any time. At the Board's discretion, any pet deemed offensive, a nuisance or harmful must be permanently and immediately removed from the property.
- For specific information about the condominium pet rules, see Dec. Art. 1 Sec 1.20; Dec. Art 7 Sec 7.5.

May I rent my condominium unit? ☒ No ☐ Yes

- If yes, what are the major limitations and restrictions on unit rentals?
- No unit may be subject to a time share or similar arrangement.
- For specific information about renting units at this condominium, see Dec. Art. 7.

Does this condominium have any special amenities and features? ☒ No ☐ Yes

- If yes, what are the major amenities and features? N/A
- 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. If yes, what is the cost? \$N/A.
- 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: all components and installations of the unit; common elements damaged through fault or negligence of owner; glass in windows appurtenant to the unit and doors, including hardware appurtenant to unit; and the reasonable security and safety of the Unit with resultant liability for damages caused by lapses in a Unit Owner's security.
- For specific information about unit maintenance and repairs, see Dec. Art. 6 Sec. 6.1; Bylaws Art. 7. Sec 7.1.

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: The Association shall maintain in good condition and repair, replace, and operate all of the common elements.
- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify):
- Limited common element maintenance, repairs and replacement are performed as follows: Unit owners must maintain, repair and replace limited common elements appurtenant to the unit, including doors (and hardware) and glass in windows.
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify):
- For specific information about common element maintenance, repairs and replacements, see Dec. Art. 5, Art. 6 Sec. 6.1 and 6.2; Bylaws Art. 7 Sec. 7.1 and 7.2.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☐ No ☒ Yes

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- Is there a Statutory Reserve Account (*see note on page 4)? ☒ No ☐ Yes
- The balance of the Statutory Reserve Account is \$90,223.19 as of 5/29/2018
- For specific information about this condominium's reserve funds for repairs and replacements, see Dec. Art. 5 Sections 5.1, 5.3, 5.8.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser? The Developer/Declarant is no longer involved with the Association.

- 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 – If 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: Declarant has the option but not obligation to pay bills directly or provide services that would otherwise represent Association obligations.
- For specific information about condominium fees during the developer control period, see Dec. Art.5 Section 5.7.

Has the declarant (developer) reserved the right to expand this condominium in the future? ☐ No

☒ Yes. ☒ The expansion period has expired.

- If yes, how many additional units may be added through expansion? 12 additional units.
- When does the expansion period end? Ten years after the date of declaration, 2005
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see Dec. Art. 1 Section 1.14; Dec. Art 10.

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

- Describe the rules, restrictions and procedures for altering a Unit: A unit owner may make alterations within his or her unit that do not impair the structure of the Unit's Building, however, the owner must receive Association approval of the reconfiguration.
- Describe the rules, restrictions and procedures for enclosing limited common elements: approval of Association required.
- For specific information about unit alterations and limited common element enclosures, see Dec. Art. 2 Sec. 2.1; Dec. Art 4 Section 4.5(b).

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 Dec. Art. 11; Bylaws Art. 8 Sec. 8.1.

Other restrictions or features (optional): N/A.

Does the association have a first right of purchase for my unit? ☒ No ☐ Yes – Describe these provisions:

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For specific information about first right of purchase procedures and requirements, see N/A.

Are there transfer fees when conveying ownership of the Unit? ☒ No ☐ Yes – Describe these provisions:

- For specific information about first right of purchase procedures and requirements, see Dec. Art. 5 Sec 5.8.

Disclosure Material Fee: The actual cost of furnishing the information or \$50.00 whichever is less pursuant to Sec. 703.20 (2) (a) Wis. Stat.

Payoff Statement Fee: See Dec. Art. V Sec. 5.9.

This Executive Summary was prepared on June 29, 2018 by Attorney Jason L. 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.