EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is East Town Condominium Association, Inc.

2. EXPANSION PLANS: There are no expansion plans.

3. GOVERNANCE: The name of the condominium is East Town Condominium Association, Inc. Its managing agent is Kasdorf Property Management, LLC. The primary contact regarding the condominium in general is Willie Johnston, Kasdorf Property Management, LLC, 1345 N Jefferson St. #148, Milwaukee, WI 53202. Phone: 414-436-7100 Ext. 106. Email: willie@kasdorfproperties.com.

4. SPECIAL AMENITIES: There are no special amenities.

5. MAINTENANCE AND REPAIR OF UNITS: A description of an owner's responsibilities for the repair and maintenance of the Owner's Unit is in Article V, Sections 11(b), (c), and (d) of the Declaration. Article V, Section 11(b) addresses repairs to portions of a Unit visible from the exterior.

6. MAINTENANCE, REPAIR, AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair, and replacement of common elements is Willie Johnston, Kasdorf Property Management, LLC, 1345 N Jefferson St. #148, Milwaukee, WI 53202. Phone: 414-436-7100 Ext. 106. Email: willie@kasdorfproperties.com.

Repairs normally are funded from unit owner assessments and replacements from reserve funds.

7. RENTAL OF UNITS: Rental of units is not permitted except as provided in Article V Section 2(a) of the Declaration, Article V Section 2(d) of the Declaration, and Article XII Sections 1 and 2 of the By-Laws.

8. UNIT ALTERATIONS: Rules, restrictions, and procedures governing a Unit Owner's authority to make unit alterations, exterior additions, or architectural modifications are primarily set forth in Article IX, Section 1 of the Third Amended and Restated Declaration. Article V, Section 11(b) also addresses repairs to portions of a Unit visible from the exterior.

9. PARKING: Parking is subject to Article V Section 3(c) of the Declaration.

10. PETS: Single (1) caged bird, common small fish tank, single (1) domestic dog, and/or not more than two (2) cats are allowed. The rules relating to pets are in Article V, Section 2(c) of the Declaration, as amended.

11. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a statutory reserve account under Wisconsin Statutes Section 703.163.

11m. DECLARANT: The Declarant is no longer involved with East Town Condominium Association, Inc., and therefore no longer has any rights or obligations with respect to the payment of maintenance fees or the levying or payment of assessments.

12. AMENDMENTS: A Unit Purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The procedure for amending the Third Amended and Restated Declaration is set forth in Article XII, Section 5 and requires the written consent of Unit Owners representing at least seventy-five percent (75%) of the ownership of the Common Elements. The procedure for amending the By-Laws is set forth in Article XIV of the By-Laws and requires approval by at least sixty-seven percent (67%) of the votes cast by Unit Owners.