Executive Summary
Rosewood Village II Owner's Association Inc.

Order: P655S8KV5
Address: 1924 Springbrook N Unit A
Order Date: 08-03-2026
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EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is Rosewood Village II Condominiums.

2. EXPANSION PLANS: All expansion plans have been completed.

3. GOVERNANCE: The name of the condominium is Rosewood Village II Condominiums, and its address is c/o Holley Realty, Inc., its managing agent. The individual who may be contacted regarding the condominium in general is Ogden + Company, Inc 414-276-5285, 1485 N. Water St. Milwaukee, WI 53202

4. SPECIAL AMENITIES: There are no special amenities.

5. MAINTENANCE AND REPAIR OF UNITS: A description of an owners responsibilities for the repair and maintenance of the Owner's Unit is in Article VII Section 1 of the Declaration (page 5) and in Article VIII Section 1 of the By-Laws (page 39).

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair and replacement of common elements and limited common elements is Ogden + Company, Inc. 414, 276-5285 1485 N. Water St., Milwaukee, WI 53202

   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 IX Section 2 of the Declaration (pages 7 and 8).

8. UNIT ALTERATIONS: Rules, restrictions or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements is in the Declaration Article VII Sections 3, 4 and 6 (pages 5 and 6).

9. PARKING: Parking is subject to the Declaration Article IX Section 4 (pages 8 and 9).

10. PETS: The rules relating to pets are in Article IX Section 3 (page 8) of the Declaration and in the Significant Regulations (pages 50 through 53).

11. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a non-statutory reserve account.

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11m. DECLARANT: The Declarant is no longer involved with The Rosewood Village II Owner's 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 Declaration is in Article XV of the Declaration (pages 17 through 19) and for amending the By-Laws is in Article IX of the By-Laws (page 40).

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