

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: CUDAHY CONNECTION CONDOMINIUMS

HOW IS THE CONDOMINIUM ASSOCIATION MANAGED?

LEGAL NAME: CUDAHY CONNECTION CONDOMINIUM ASSOCIATION, INC. MAILING ADDRESS: C/O Ogden & Company, Inc.

1665 N. Water Street, Milwaukee, WI 53202

HOW IS THE ASSOCIATION MANAGED? BY A MANAGEMENT COMPANY

CONTACT INFORMATION: PHONE: 414.4-276-5285 EMAIL: info@ogdenre.com, WEB: WWW.OGDENRE.COM

FOR SPECIFIC INFORMATION ABOUT THE MANAGEMENT OF THIS ASSOCIATION, SEE PAGE 10 OF BYLAWS.

WHAT ARE THE PARKING ARRANGEMENTS AT THIS CONDOMINIUM?

NUMBER OF PARKING SPACES ASSIGNED: 1 OR 2 INCLUDED AS PART OF THE UNIT, ASSIGNMENT SUBJECT TO CHANGE. SELECT UNITS ARE ASSIGNED 2ND SPACE IN EXTERIOR CIRCLE.

DO I HAVE TO PAY ANY EXTRA PARKING FEES? NO

WHAT PARKING IS AVAILABLE FOR VISITORS? SPACES LINING DRIVEWAY TO CIRCLE – CIRCLE RESERVED FOR OWNERS USE

FOR SPECIFIC INFORMATION ABOUT PARKING AT THIS CONDOMINIUM, SEE PAGE 3 AND 5 OF DECLARATION

MAY I HAVE PETS AT THIS CONDOMINIUM?

PETS PERMITTED? YES

WHAT KINDS OF PETS ARE ALLOWED? BIRDS, CATS, DOGS, SMALL CAGED ANIMALS

WHAT ARE SOME MAJOR RESTRICTIONS AND LIMITATIONS ON PETS? MAX 2 CATS OR 1 DOG WITH A 25LB WEIGHT LIMIT. PETS MUST BE LEASHED AT ALL TIMES AND PICKED UP AFTER IMMEDIATELY. EXCESSIVE BARKING IS NOT TOLERATED.

FOR SPECIFIC INFORMATION ABOUT THE CONDOMINIUMS PET RULES, SEE PAGE 24 OF BYLAWS.

MAY I RENT MY CONDOMINIUM?

MAY I RENT? YES

WHAT ARE THE MAJOR LIMITATIONS AND RESTRICTIONS ON UNIT RENTALS? MUST OWNER OCCUPY 1 YEAR. 20% RENTAL CAPACITY. MUST OBTAIN WRITTEN APPROVAL TO RENT.

FOR SPECIFIC INFORMATION ABOUT RENTING UNITS, SEE 2017 BYLAW AMENDMENT.

DOES THIS CONDOMINIUM HAVE ANY SPECIAL AMENITIES AND FEATURES?

AMENITIES AND FEATURES: YES – COMMUNITY ROOM/FITNESS AREA

ARE UNIT OWNERS OBLIGATED TO JOIN OR MAKE ADDITIONAL PAYMENTS FOR ANY AMENITY ASSOCIATED WITH THE CONDOMINIUM? NO ALL FEES INCLUDED IN MONTHLY ASSESSMENT

FOR SPECIFIC INFORMATION ABOUT THE CONDOMINIUMS AMENITIES AND FEATURES, SEE NONE.

WHAT ARE MY MAINTENANCE AND REPAIR RESPONSIBILITIES FOR MY UNIT?

A UNIT OWNER MUST MAINTAIN AND REPAIR: ALL MAINTENANCE OF AND REPAIRS TO ANY UNIT INCLUDING WINDOW PANES AND GLASS DOORS, STRUCTURAL OR NONSTRUCTURAL, ORDINARY OR EXTRAORDINARY SHALL BE MADE BY THE OWNER OF THE UNIT. OWNERS ARE RESPONSIBLE FOR DRYWALL-IN AS WELL AS ALL COMPONENTS THAT SPECIFICALLY SERVICE THEIR CONDOMINIUM INCLUDING DRYER VENT, ELECTRICAL, PLUMBING, HVAC COMPONENTS, SPRINKLER HEADS, ETC.

FOR SPECIFIC INFORMATION ABOUT MAINTENANCE AND REPAIRS, SEE PAGE 22 OF BYLAWS AND PAGE 4 OF DECLARATION.

WHO IS RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS?

COMMON ELEMENT MAINTENANCE, REPAIR AND REPLACEMENT IS PERFORMED AS FOLLOWS: CONTACT MANAGEMENT COMPANY TO REPORT CONCERN AND MANAGEMENT WILL FOLLOW UP WITH BOARD OF DIRECTORS FOR DIRECTION

HOW ARE REPAIRS AND REPLACEMENTS TO THE COMMON AND LIMITED COMMON ELEMENTS FUNDED? UNIT OWNER ASSESSMENTS

FOR SPECIFIC INFORMATION ABOUT COMMON AND LIMITED COMMON MAINTENANCE, SEE PAGE 22 OF BYLAWS AND PAGES 7-8 OF DECLARATION.

DOES THE CONDOMINIUM ASSOCIATION MAINTAIN RESERVE FUNDS FOR THE REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS?

RESERVE FUND: YES

STATUTORY RESERVE: NO

FOR SPECIFIC INFORMATION ABOUT RESERVES FOR REPLACEMENT, SEE PAGE 15 AND 26 OF BYLAWS.

RESERVE FUND BALANCE AS OF DECEMBER 31ST, 2022: \$196,892.77

HOW ARE CONDOMINIUM FEES PAID ON THE DEVELOPER'S NEW UNITS THAT HAVE NOT YET BEEN SOLD?

ALL UNITS HAVE BEEN SOLD, DEVELOPER DOES NOT OWN ANY UNITS OR RETAIN ANY OWNERSHIP

DATE OF ASSOCIATION TURN OVER: 2/22/2010

HAS THE DEVELOPER RESERVED THE RIGHT TO EXPAND THIS CONDOMINIUM IN THE FUTURE?

NO – EXPANSION TIME HAS EXPIRED. PROPERTY IS COMPLETE.

FOR SPECIFIC INFORMATION ABOUT CONDOMINIUM EXPANSION PLANS, SEE PAGE 12 OF DECLARATION.

MAY I ALTER MY UNIT OR ENCLOSE ANY LIMITED COMMON ELEMENTS?

DESCRIBE THE RULES, RESTRICTIONS AND PROCEDURES FOR ALTERING A UNIT: THE UNIT OWNER CAN ALTER WITHIN THE UNIT AS LONG AS IT DOES NOT IMPAIR THE STRUCTURAL INTEGRITY. MUST REQUEST PERMISSION TO CHANGE WINDOWS, EXTERIOR DOORS AND ANY CHANGES TO BALCONY/PATIO. MAY NOT AFFIX ANYTHING TO BUILDING OR DRILL THROUGH ANY PORTION OF BUILDING.
FOR SPECIFIC INFORMATION ABOUT UNIT ALTERATIONS AND LIMITED COMMON ELEMENT ENCLOSURES, SEE PAGE 25 OF BYLAWS.

CAN ANY OF THE 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.
FOR SPECIFIC INFORMATION ABOUT CONDOMINIUM DOCUMENT AMENDMENT PROCEDURES AND REQUIREMENTS, SEE PAGE 8 OF DECLARATION AND PAGE 33 OF BYLAWS.

OTHER RESTRICTIONS OR FEATURES (OPTIONAL)

DOES THE ASSOCIATION HAVE THE RIGHT OF FIRST REFUSAL? NO
IS THERE A TRANSFER OF OWNERSHIP FEE? YES, \$150.00 PAID BY BUYER

THIS EXECUTIVE SUMMARY WAS PREPARED ON JANUARY 10TH, 2023 BY AMANDA (MANDI) THOMAS, ASSOCIATE PROPERTY MANAGER.

*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 ACCOUNTS USED FOR THE REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS THAT OPERATE APART FROM §703.165.