

September 1, 2026

To Whom It May Concern:

Please be advised that the most recent Executive Summary for Gabriel Woods Condominiums was completed while the Association was under a different management company.

There have been **no additions or changes to the Association** since the Executive Summary was completed that would change the ownership or structure of the Association.

For additional current financial information, I have included the most recent available balances for both the Association's **operating and reserve accounts**.

Please feel free to contact me if any additional information or clarification is needed.

Sincerely,

Jenny Devine

Community Association Manager

Sentry Management

On behalf of Gabriel Woods Condominium Association

Executive Summary

Gabriel Woods Condominium

This Executive Summary highlights some of the information that prospective buyers of units in Gabriel Woods Condominiums are most interested in learning, as well as some of information that they should consider when contemplating the purchase of a condominium unit.

However, there are provisions and information contained in the Disclosure Materials that will be of importance and significance to a unit owner that are not included in this Executive Summary.

This summary 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.

1. Condominium Name. Gabriel Woods Condominium.

2. Condominium Governance. The condominium is governed by the Gabriel Woods Condominiums, Inc. (the "Association"), a Wisconsin non-stock corporation. All unit Owners are members of the Association.

a. For specific information, see: Declaration, Article II; Bylaws, Article III

3. Association Management. The Association is self-managed by the board of directors.

4. Association Contact Information.

Contact Name: Ogden & Company, Inc.

Phone: 414.276.5285

Email: condosupport@ogdenre.com

Mailing Address: 1665 N. Water Street, Milwaukee, WI 53202

5. Can the condominium property be expanded in the future? No. The right to expand the condominium property has expired.

6. Does the condominium have special amenities or features? There are no special amenities on the Condominium property

7. Maintenance and Repair of Units. Each unit owner, at his or her own expense is responsible for keeping his or her unit including all air-conditioning and heating equipment, hot water systems and equipment, appliances, lighting fixtures, interior chutes, flues, exhaust fans, ducts, conduits, wires, and cables, interior walls, windows, screens, skylights, and doors, and the equipment, fixtures, and appurtenances located in or upon the Unit, in good order, condition and repair and in a clean and sanitary condition.

a. For specific information, see: Declaration, Article III § 3.02 and Article V § 5.01

8. Maintenance and Repair of Limited Common Elements.

Unit Owner Responsibilities: Each unit owner is responsible for keeping the limited

common elements appurtenant to or exclusively serving his or her unit in a good, clean, and sanitary condition.

Association Responsibilities: The Association is responsible for the maintenance, management and control of all common elements, including the limited common elements, and shall cause the same to be maintained, repaired and kept in good condition, order, and repair. The limited common elements include, but are not limited to, all footings, foundations, beams, exterior walls, roofing, structural supports of the Buildings, decks, patios, and porches.

- a. For specific information, see: Declaration, Article III § 3.03, Article V § 5.02.

9. Maintenance and Repair of Common Elements.

Association Responsibilities: The Association is responsible for the maintenance, management and control of all common elements, and shall cause the same to be maintained, repaired and kept in good condition, order, and repair, including the Building exteriors, common element doors, lawn care and landscaping, snow and ice removal, sidewalks, walkways, driveways, and parking areas, and the wiring lighting, heating and air conditioning in the common elements, including the maintenance and repair of sump pumps, water rooms, and the pond.

How does the Association pay for repairs and replacements? Routine maintenance and repair of the common elements is paid through the Operating Fund. The Association funds the Operating Fund from unit owner assessments. For extraordinary or unexpected expenses, the Association may also use the reserve funds or special assessments to fund such repairs or replacements as determined by the Board of Directors.

- a. For specific information, see: Declaration, Article III §§ 3.01 and 3.03, Article V § 5.02, Article XI § 6.01; Bylaws, Article VII §§ 7.03-7.07.

10. Alterations of Units and Limited Common Elements. A unit owner may make any alteration he or she deems desirable to the interior of the unit, provided it does not impair the structural integrity or value of the building. Unit owners must obtain prior consent of the Association's Architectural Control Committee (ACC) before making any alterations or improvements to the exterior of a unit or to the common elements and limited common elements.

- a. For specific information, see: Declaration, Article II § 2.04 and Article V § 5.04; Rules and Regulations, Article IV.

11. Parking.

Availability: All units in the condominium, except those in Building 8, have an attached two-car garage. Unit owners in Building 8 may park in the lower level-parking garage.

Cost: There is no additional cost for parking.

Guest Parking: Guests may park in an owner's garage, a designated parking pad, or the parking lane located on the west side of Gabriel Drive. The Board of Directors must approve guest parking that exceeds two (2) consecutive nights.

- a. Additional Parking Rules and Restrictions: See Declaration, Article VIII § 8.08; Rules and Regulations, Article II.

12. Rental of Units: A unit owner may lease his or her unit, provided he or she provides the Secretary of the Association with a copy of the written lease within seven (7) days after the execution thereof. No unit may be leased for less than six (6) months and all owners must provide the lessee with a copy of the condominium documents at the time of signing the lease or shall leave a copy in the unit before the lessee takes possession.

a. For specific information, see: Declaration, Article VIII § 8.03 Rules and Regulations, Article VII.

13. Pets:

Number of Pets Allowed Per Unit: Pets shall be limited to dogs, cats, and birds, unless written approval is obtained from the Board of Directors. Unit owners shall keep no more than two (2) pets in a unit and no more than one (1) dog.

Dog Breed Restrictions: Rottweilers and pit bulls are prohibited.

Pet Rules and Regulations: All pets shall be leashed when outside of a Unit. Pet owners are responsible for immediately cleaning up after their pets and shall prevent the animal from being a nuisance or danger to any of the unit owners.

a. For specific information, see: Declaration, Article VIII § 8.07. Rules and Regulations, Article V.

14. Amendments: Wisconsin law allows the unit owners to amend the Declaration, Bylaws Rules and Regulations 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.

Declaration: The Declaration may be amended with the written consent of at least seventy five percent (75%) of the unit owners, subject to mortgagee approval.

By-Laws: The By-Laws may be amended by the affirmative vote of at sixty-seven percent (67%) of the unit owners.

Rules & Regulations: Rules and Regulations may be adopted or amended by the Board of Directors.

a. For specific information, see: Declaration, Article XV. Bylaws, Article VIII § 8.02 and Article XII § 12.01.

15. Fees on Declarant-Owned Units: This category is not applicable to this condominium because there are no unsold, declarant-owned units in the condominium.

16. First Right to Purchase a Unit: The Association does not have a first right to purchase a unit (also known as a “right of first refusal”).

17. Transfer Fee: The Association charges a transfer fee in connection with the transfer of the ownership of a unit in an amount equal to two months’ installments of the regular annual assessment. (Currently \$328.00 x 2 months)

18. Disclosure Material Fee: The Association charges a \$50.00 fee for a hard copy of the disclosure materials.

19. Payoff Statement Fee: The Association does not charge a fee for providing a payoff statement under § 703.335, of the Wisconsin Statutes. However, if more than one payoff statement is requested for a unit during any two-month period, the Association may charge up to \$25.00 for each additional payment statement, pursuant to § 703.335(4), of the Wisconsin Statutes.

20. Reserves. The Association maintains two reserve accounts for replacement or repair of the common elements and other extraordinary expenditures. One of these reserve accounts is a Statutory Reserve Account, as described in Wis. Stats. § 703.163.

a. For specific information, see: Bylaws, Article VII §§ 7.04 and 7.05.

1. Reserve Balance. The amount of the reserve balance is \$ 284,831.00. This amount is current as of Nov 10, 2023

- a. For specific information about the reserve balance, contact the Board of Directors.

This Executive Summary was prepared or revised on Feb 15, 2023.