EXECUTIVE SUMMARY

(1) CONDOMINIUM IDENTIFICATION. The name of the Condominium is Stonewall Heights, a Condominium.

(2) EXPANSION PLANS. The Declarant has expanded the Condominium twice, once to add Building 18 and the Clubhouse to the Condominium and again to add Buildings 20 and 23 to the Condominium. The Declarant has reserved the right to further expand the Condominium by adding forty-eight (48) units by constructing buildings on real estate described in Section 2.3 of the Condominium Declaration (as amended by the Fourth and Fifth Amendments to the Condominium Declaration starting at pages Amendments – 24 and Amendments – 35, respectively). The deadline for expanding the Condominium Declaration is ten (10) years from the date of the first recording of the Condominium Declaration on November 5, 2009. The Condominium may be managed by the Board of the Condominium's Association during the expansion period.

(3) GOVERNANCE. The name of the Association is Stonewall Heights Condominium Association, Inc. The address of the Association is W197N17008 Stonewall Drive, Jackson, Wisconsin 53037. The Association is managed by the President from time to time designated by the Board. A person who may be contacted regarding the Condominium in general is Ronald Stuebs, whose phone number is (920)988-8943 and whose address is W197N16990 Stonewall Drive, Jackson, WI 53037.

(4) SPECIAL AMENITIES. The Condominium includes a Clubhouse, the rules regarding which are in the Rule and Regulations of the Association.

(5) MAINTENANCE AND REPAIR OF UNITS. Each Unit Owner shall be responsible for keeping the interior of their Unit and all of its equipment, fixtures, and appurtenances in good order, condition and repair, and in a clean and sanitary condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. The Unit Owner shall be responsible for all plumbing fixtures and piping connected to the Unit, fireplace, chimney and flue, the replacement of windows, doors, lighting fixtures, refrigerators, air conditioning equipment, and all components of any furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connection with, the Unit. See also Sections 12 and 13 of the Declaration.

(6) MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS. The Association is responsible for the maintenance, repair, and replacement of Common Elements and Limited Common Elements. Repairs or replacements will be funded from Unit Owner assessments, reserve funds, or both.

(7) RENTAL OF UNITS. Unit Owners may lease or rent a Unit for a minimum initial term of six (6) months. All leases or rental agreements shall be in writing. Any persons

occupying a Unit with the authority of a Unit Owner shall comply with all the restrictions, covenants, and conditions imposed by the Declaration, the Bylaws, and the Rules and Regulations of the Association. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion; however, no Unit may be leased or rented by Declarant for a period of less than thirty (30) days. See also Section 14 of the Declaration.

(8) UNIT ALTERATIONS. A Unit Owner shall not, without first obtaining the written consent of the Association, make any alteration that would jeopardize the soundness or safety of the Condominium, reduce the value of the Condominium, or impair any easement or hereditament, or change the exterior appearance of a Unit or any other portion of the Condominium not part of the Unit. A Unit Owner may make improvements or alterations within the Unit that do not impair the structural integrity, or lessen the support of any portion of the Condominium, and that do not create a nuisance substantially affecting the use and enjoyment of other Units or the Common Elements. See also Sections 12 and 13 of the Declaration.

(9) PARKING. Each Unit shall have an attached garage. Unit Owners may park automobiles in the driveway serving their Unit, provided such parking does not interfere with the access to any other Unit's garage.

(10) PETS. Pets are not permitted except to the extent expressly provided in the Rules and Regulations of the Association.

(11) RESERVES. The Association maintains reserves for repair and replacement of Common Elements beyond routine maintenance. A statutory reserve account under Wisconsin Statute Section 703.163 is not maintained.

(12) FEES ON NEW UNITS. During the period of Declarant control of the Association under Section 703.15(2)(c) of the Wisconsin Statutes, no assessments shall be assessed against any Unit owned by the Declarant. During the period of Declarant control, the assessments payable by any Unit Owner other than Declarant shall not exceed the amount that Unit Owner would be charged if Declarant's Units were subject to full assessments, based on the annual Operating Budget then in effect. During the period of Declarant control, Declarant shall pay the deficit if the total assessments payable by Unit Owners, other than Declarant, do not cover the total Common Expenses. The Declarant, as a Unit Owner, shall not be liable for any annual or special assessments as assessed by the Association. The Declarant shall be liable for assessments on a Unit commencing with the occupancy of said Unit. See also Section 17 of the Declaration.

(13) AMENDMENTS. A Unit Owner's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The Declaration may be amended with the written

consent of at least sixty-seven percent (67%) of the aggregate votes of the Unit Owners. A Unit Owner's written consent is not effective unless it is approved in writing by the first mortgagee of the Unit, or the holder of an equivalent security interest, if any. See also Sections 22 and 24 of the Declaration.

The By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the members, at any meeting called for such purpose, by an affirmative vote of Unit Owners having sixty-seven percent (67%) or more of the votes. See also Article VIII of the By-Laws.

(14) OTHER RESTRICTIONS OR FEATURES. None.