Executive Summary

Brantwood Condominium Homes

This Executive Summary highlights some of the information that prospective buyers of units in the Brantwood Condominium Homes are most interested in learning, as well as some of the 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.** Brantwood Condominium Homes.

2. **Condominium Governance.** The condominium is governed by the Brantwood Condominium Homes, Inc. (the "*Association*"), a Wisconsin non-stock corporation. All unit owners are members of the Association.

3. **Association Management.** The Association has engaged Hunt Management, Inc. as the management company for the Condominium.

4. **Association Contact Information.**

Contact Name:	Client Services @ Hunt Management Inc.
Phone:	(262) 238-1480
Email:	clientservices@huntmanagement.com
Mailing Address:	10520 N Baehr Rd., Ste Q, Mequon, WI 53092

5. **Can the condominium be expanded in the future?** No, the expansion period has ended.

6. **Does the condominium have special amenities or features?** No.

7. **Maintenance and Repair of Units.** Each unit owner, at his or her own expense, is responsible for the maintenance, repair, and replacement of the unit—the windows and doors—and for any utility lines, heating and air conditioning and other improvements located therein. (Bylaws, Art. VII, §§ 7.3 and 7.4).

8. ***Maintenance and Repair of Common Elements and Limited Common Elements.***

Association Responsibilities: The Association is responsible for the management and control—including maintenance, repairs and replacement—of the common elements.

Unit Owner Responsibilities: Unit owners shall keep the limited common elements appurtenant to his/her unit—including the terrace, patio or balcony—in good, clean, sanitary, and attractive condition. The Association shall have the responsibility of painting and

replacing any patio fencing.

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.

- For specific information, see: Declaration, ¶ 22; Bylaws, Art. VII, §§ 7.1 and 7.3; Bylaws, Art. VIII.

9. **Alterations of Units and Limited Common Elements.** A unit owner must obtain the prior written consent of the Association's board of directors before commencing any improvements or alterations that affect the exterior of a unit or any other part of the property. Notwithstanding the foregoing, a unit owner may make interior improvements and alterations within the unit without approval or review of the board of directors provided such improvements or alterations do not impair the structural integrity of the building.

   - For specific information, see: Declaration, ¶ 16; Bylaws, Art. IX, §9.3(d) and Art. X; Rules and Regulations, p. 3.

10. **Parking.**

    Availability: Each unit has two assigned parking spaces—one is located in the outdoor surface lot and the other is in the underground parking garage.

    Cost: There is no additional cost for parking.

    Guest Parking: Any overnight guest parking in areas designated visitor and/or guest parking requires the prior written permission of the board of directors.

    - For specific information, see: Bylaws, Art. IX, § 9.3(h); Amendment to Declaration recorded on December 12, 1983.

11. **Rental of Units:** Unit owners are permitted provide they obtain the prior written approval of the Board of Directors. The owner must provide the Association with a copy of the lease. A deposit of 10 months of assessments is required no less than 15 days before the date of the lessee's occupancy.

    - For specific information, see: Declaration, ¶ 9; Bylaws, Art. IX, § 9.2.

12. **Pets:** Pets are not permitted. (Bylaws, Art. IX, § 9.3(e)).

13. **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 by the affirmative vote of at least sixty-seven percent (67%) of the unit owners.

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

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

- For specific information, see: Declaration, § 3.1, 11; Bylaws, Art. XIII, § 13.7 and Art. IV, § 4.2(d).

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

15. **First Right to Purchase a Unit:** The Association has a first right to purchase a unit (also known as a "right of first refusal"). See Articles of Incorporation, Art. IV, § D.

16. **Transfer Fee:** Each purchaser of a unit shall pay the Association a fee in the amount of $100.00 at the time of acquisition of the unit. (Bylaws, Art. II, § 2.3).

17. **Disclosure Material Fee:** The Association charges a fee of $25.00 plus postage for a hard copy of the Disclosure Materials Packet. The disclosure documents are available for no charge at the Managing Agent's website—www.huntmanagement.com (under the "Property Information" tab).

18. **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.

19. **Reserves.** The Association maintains a reserve fund for replacement, or repair of common elements and other extraordinary expenditures. The Association does not maintain a Statutory Reserve Account. (Bylaws, Art. VIII, § 8.3).

20. **Reserve Balance.** The amount of the reserve balance is $ 164,468.48 . This amount is current as of January 6, 2021 .

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

This Executive Summary was prepared or revised on January 6, 2021.

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