Executive Summary

East Sutton Condominium

This Executive Summary highlights some of the information that prospective buyers of units in the East Sutton Condominium 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.** East Sutton, a Village of Brookshire Condominium.

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

3. **Association Management.** The Association has engaged S e n t r y Management to serve as the Managing Agent for the condominium.

4. **Association Contact Information.**

Contact Name:	Christa Kunz
Phone:	414-540-3532
Email:	ckunz@sentrymgt.com
Mailing Address:	224 N 76th Street Milwaukee WI 53213 -3532

5. **Can the condominium be expanded in the future?** No. There are no plans to expand the condominium. Use of the undeveloped meadow is restricted to recreational use only.

6. **Does the condominium have special amenities or features?** Yes, residents and their guests have access to a lake that is adjacent to the condominium. Only fishing is allowed (with a valid permit and license)—there is no swimming, boating or ice skating permitted. Additionally, East Sutton is part of an extensive walking trail that extends through the Villages and surrounding areas.

7. **Maintenance and Repair of Units.** Unit owners shall maintain in good condition and repair and replace all of the components or installations within or appurtenant to the unit, including, but not limited to all utility lines and installations, fixtures, the heating and air-conditioning equipment, appliances, interior walls, partitions, flooring, ceilings, window frames, windows and doors (including glass and locks).

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: Each unit owner shall keep the limited common element patio, deck and/or appurtenant to his or her unit in a clean and neat condition.

   How does the Association pay for repairs and replacements? Routine maintenance and repair of the common elements is paid for 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.

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.

10. **Parking.**
    Availability: Each unit has an attached garage. No overnight parking is allowed without notifying the Board in advance.

    Cost: There is no cost for parking in the garages. However, there are special circumstances when additional parking fees will apply.

    Guest Parking: No outdoor parking is permitted except for temporary parking in the marked outdoor parking spaces or in the driveways. Parking for more than 3 days requires notification to Managing Agent or the Board.
    Additional Parking Rules and Restrictions: See Declaration, Rules & Regulations

11. **Rental of Units:** Units may be leased for a term of not less than six (6) months or more than one (1) year. A copy of a fully executed written lease must be provided to the board prior to the tenant's moving in.

12. **Animals:**
    Number of Pets Allowed Per Unit: There shall be no more than one (1) dog permitted per building. Owners are permitted to keep a maximum of two (2) cats per unit. No reptiles, rodents or birds are permitted.

    Permit: Owners must apply for and obtain a permit from the board prior to being permitted to keep a pet in their unit.

    Pet Rules: All pets shall be always controlled by the unit owner and shall be leashed when on the common elements. Pets shall not be allowed to create a nuisance or annoyance. Unit owners are responsible for immediately disposing of all pet waste.

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 with the written consent of at least sixty-seven percent (67%) of the unit owners, subject to mortgagee approval.

    By-Laws: The Bylaws 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.

14. **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").

15. **Transfer Fee:** The Association charges a transfer fee in connection with the transfer of ownership of a unit in the amount of two times the current monthly assessment. These funds are deposited into the Working Capital Reserve Fund and used for unforeseen and emergency expenditures at the discretion of the Board.

16. **Disclosure Material Fee:** The Association charges $150.00 for the disclosure materials.

17. **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.

18. **Reserves**. The Association maintains a statutory reserve account for replacement, or repair of common elements and other extraordinary expenditures.

19. **Reserve Balance.** The amount of the reserve balance is $144,201.97. This amount is current as of August 31, 2026

20. **Annual Budget.** The Annual Budget for 2027 is set at $525.00 per month due on the first of every month.

21. **Unit Expenses.** The Association uses the dues to provide numerous benefits for the community. High speed Internet, premium Cable, Water, Waste removal, complete Landscaping, Snow removal, "All In" Insurance. See Annual Budget for complete list

This Executive Summary was prepared or revised on September 15, 2026