

**EXECUTIVE SUMMARY FOR
WHITETAIL VILLAGE CONDOMINIUM**

A. INTRODUCTION

This document, the attachments and disclosure material, and any subsequent supplements to this document constitute the Executive Summary for Whitetail Village Condominium and are intended to comply with the requirements of Wis. Stat. § 703.33.

8. EXECUTIVE SUMMARY INFORMATION

1. Condominium Identification. The name of the Condominium is Whitetail Village Condominium.

2. Expansion Plans. There are no plans for expansion of Whitetail Village Condominium.

3. Governance. The condominium association is Whitetail Village Condominium Owners' Association, a non-profit unincorporated association. The current principal office for the condominium association is Whitetail Village Condominium Association, 611 Danube Court #7, Sheboygan Falls, Wisconsin 53085, Attention: Ann Cesar. The association is self-managed. The officers of the condominium association are:

President: Lori A. Laboy
Whitetail Village Condominium Association
611-4 Danube Court
Sheboygan Falls, WI 53085
Telephone No.: 920-207-6044

Secretary: Deborah M. Ehren
Whitetail Village Condominium Association
606-3 Danube Court
Sheboygan Falls, WI 53085
Telephone No.: 920-912-3640

Treasurer: Ann M. Cesar
Whitetail Village Condominium Association
611-7 Danube Court
Sheboygan Falls, WI 53085
Telephone No.: 920-287-8514

4. Special Amenities. There are no special amenities.

5. Maintenance and Repair of Units. Each unit owner is responsible for maintaining, repairing and replacing all improvements constructed within the units, such as interior walls, floor covering, drywall, plumbing, electrical, heating and air conditioning systems.

EXECUTIVE SUMMARY

Condominium Name: Whitetail Condos

This Executive Summary was prepared or revised on 11-14-25 (insert date).

This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an  icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser'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 or legal advice.

1. Condominium Association Management and Governance

- ♦ Condominium association name Whitetail Condos
- ♦ Association address 111-4 Danube Ct - Sheboygan Falls WI 53088
- ♦ The association is managed:
 - ☒ By the Unit Owners (self-managed)
 - ☐ By a management agent or company
 - ☐ By the declarant (developer) or the declarant's management company
- ♦ Person(s) to be contacted for more information about the condominium Lori Laboy - President
- ♦ Address, phone number, and other contact information for the contact person 111-4 Danube Ct Sheboygan Falls WI 53088
920-207-6044
-  For condominium document references regarding association governance and a condominium contact person, see Homeowner has binder with Condo Documents
OR: Lori Laboy

2. Parking

- ♦ Number of parking spaces assigned to each Unit: their Condo Number Outside 1 Inside 1
 - ☐ Common Element
 - ☒ Limited Common Element
 - ☐ Included as part of the Unit
 - ☐ Separate Non-voting Units
 - ☐ Depends on Individual Transaction [check all that apply]
- ♦ Parking fees (include separate maintenance charges, if any) ☒ No ☐ Yes, \$ _____ per _____
Other (specify): _____
- ♦ Parking assignments reserved or designated on the plat or in the condominium documents:
 - ☒ No ☐ Yes -- Where? _____
- ♦ Parking spaces assigned to a unit by a separate deed: ☒ No ☐ Yes
- ♦ Ability to transfer parking spaces between Unit Owners: ☒ No ☐ Yes
- ♦ Describe parking available for visitors End of Road - by common garage
100 front of Condo Street parking
- ♦ Describe any other parking restrictions No front Street parking
-  For condominium document references to parking, see Condo Docs in
Condo Binder Bylaws Section page 7

3. Pets

- ♦ Are pets allowed? ☐ No ☒ Yes -- describe the kinds of pets allowed: Cats dogs
Weight and Size listed in Condo Book

- ♦ Pet rules and restrictions: 2 animals allowed under 40 lbs will be allowed, leash Law + clean up

For condominium document references regarding pet rules, see Section C. Bylaws Page 6+7

4. Unit Rentals

- ♦ May Unit Owners rent out their condominium units? ☒ No ☐ Yes -- describe the limitations and restrictions on unit rentals:

We have to have a high percentage of owner occupied for owners to sell, reference

For condominium document references regarding unit rentals, see

Section C Bylaws Page 8

5. Special Condominium Amenities or Features

N/A

(describe any special amenities and features)

- ♦ Are Unit Owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☒ No ☐ Yes -- cost:

N/A

For condominium document references regarding special amenities, see

6. Unit Maintenance and Repair Responsibilities

- ♦ A Unit Owner's responsibilities for unit maintenance and repair include: Home owner Responsible for keeping interior in good repair, windows, broken glass, garage doors, Doors Home owner Responsibility

For condominium document references regarding unit maintenance and repair responsibilities, see

Section C Condo Docs, Bylaws page 7

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

- ♦ Person(s) responsible for common element maintenance, repair and replacement: No, unless they cause the damage, Responsible for keeping clean

- ♦ Repair and replacement of the common elements is paid for by:

☐ Unit Owner assessments

☒ Reserve funds

☐ Both

☒ Other (specify): Unless Caused By Homeowner

- ♦ Person(s) responsible for limited common element maintenance, repair and replacement:

Same as above

- ♦ Repair and replacement of the limited common elements is paid for by:

☐ Unit Owner assessments

☒ Reserve funds

☐ Both

☒ Other (specify): Same as above

For condominium document references regarding common element and limited common element maintenance, repair and replacement, see

Section C Bylaws Page 6+7

8. Reserve Funds

- ♦ Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☐ No ☒ Yes

- ♦ Does the association have a Statutory Reserve Account*? ☒ No ☐ Yes

Total condominium reserve funds balance is \$ 68,854.41

Note: This amount is current as of the date this Executive Summary was prepared or revised.

 For condominium document references regarding this condominium's reserve funds for repairs and replacements, see _____

***Note:** A "Statutory Reserve Account" is an 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 up to 12 residential 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 has ended, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units

- ♦ Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?

☒ Not applicable (no developer-owned units or declarant control has ended)

☐ No

☐ Yes -- describe in what way: _____

- ♦ Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____

 For condominium document references to condominium fees during the declarant control period, see _____

10. Expansion Plans

- ♦ Has the Declarant (developer) reserved the right to expand this condominium in the future?

☒ No ☐ Yes -- number of additional units that may be added through the expansion: _____ units

- ♦ Expansion period ends: _____

- ♦ Condominium management during the expansion period is by: _____

 For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- ♦ Unit Owner may alter a unit or enclose limited common elements ☒ No ☐ Yes

- ♦ Describe the rules, restrictions and procedures for altering a unit: _____

Cannot Modify Building or plant things

- ♦ Describe the rules, restrictions and procedures for enclosing limited common elements: _____

 For condominium document references to unit alterations and limited common element enclosures, see Bylaws Section C Page 7

12. First Right of Purchase

- ♦ The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale ☒ No ☐ Yes

 For condominium document references to any first right of purchase held by the condominium association, see N/A

13. Transfer Fee

- ♦ The condominium association charges a fee in connection with the transfer of ownership of a unit: ☒ No

☐ Yes -- amount charged: \$ N/A



For condominium document references to fees charged in connection with a unit ownership transfer, see _____

14. Payoff Statement Fee

- Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: ☒ No ☐ Yes -- amount charged: \$ _____



For condominium document references to fees charged for payoff statements under Wis. Stat. § 703.335, see N/A

15. Disclosure Materials Fee

- Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: ☒ No ☐ Yes-- amount charged: \$ _____



For condominium document references regarding fees charged for providing the condominium disclosure materials, see N/A

16. Other restrictions or features (optional): _____

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. 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 a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.



For condominium document references regarding condominium document amendment procedures and requirements, see Bylaws Section C page 8

This Executive Summary was prepared on the date stated on page one by LORI Laboy - President

(print name and title or position).



Instructions for Completing the Executive Summary. The Executive Summary is one of the condominium disclosure documents that must be furnished to a prospective purchaser of a residential condominium unit. The Executive Summary addresses the topics set forth in Wis. Stat. § 703.33(1)(h) in clear, plain language or by indicating the location within the disclosure materials where the information may be found. The Executive Summary must state the date on which it is prepared or revised. It shall be revised whenever a change in the condominium materials necessitates a corresponding revision to the Executive Summary. The preparer of the Executive Summary should consult an attorney with any questions concerning preparation of the Executive Summary.



Executive Summary Legal Requirements. Per Wis. Stat. § 703.33(1m), the declarant (developer) or the association is responsible for preparing the Executive Summary and revising it whenever a change is made in the disclosure materials that necessitates a corresponding revision to the Executive Summary. An Executive Summary must appear in the condominium disclosure materials directly following the index [Wis. Stat. § 703.33(2)], and must be attached as an addendum to the real estate condition report that a seller gives to a prospective purchaser, generally before the prospective purchaser writes an offer to purchase [Wis. Stat. § 709.02]. An Executive Summary may not be required as part of the disclosure materials for a "small condominium" (up to twelve residential units), depending upon the elections made in the declaration [Wis. Stat. § 703.365 (1) & (8)].

CAUTION: NEITHER REAL ESTATE LICENSEES NOR UNIT OWNERS SHOULD COMPLETE THIS FORM!

Copyright © 2019 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Sheet1

Whitetail Village Condominium Budget
May 1, 2025 - April 30, 2026 Budget

Income

Monthly Dues	\$43,200.00
Total Income	\$43,200.00

Expense

Land Maintenance	\$3,000.00
Snow Removal	\$4,000.00
Utilities	\$7,000.00
Building Maintenance	\$8,775.00
Insurance	\$6,950.00
Legal	\$600.00
Income Tax	\$395.00
Reserve Fund	\$12,480.00
Total Expense	\$43,200.00