

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, 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.***

Condominium Name: Riverwood Condominiums

How is the condominium association managed?

- What is the name of the condominium association? Riverwood Condominium Homeowners Association.
- What is the association's mailing address? c/o Washington Properties, Inc. 6939 Mariner Drive Racine, WI 53406.
- How is the association managed? ☐ By the unit owners (self-managed) ☒ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association Washington Properties, Inc.
- What is the address, phone number, fax number, web site & email address for association management or the contact person? Washington Properties, Inc. 6939 Mariner Dr – Racine WI 53406, Carrie Amos camos@wpiracine.com, (262) 884-9725 Fax (262)886-5649.

For specific information about the management of this association, see Washington Properties, Inc. or the Condominium By-Laws.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 2 How many outside? 1 How many 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]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any) ☒ No Yes, in the amount of \$ _____ per _____ ☐ Other (specify): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents? No ☐
☒ Yes – Where? Declaration #5C. Are parking spaces assigned to a unit by deed? No ☐ Yes ☒
- Can parking spaces be transferred between unit owners? ☒ No ☐ Yes
- What parking is available for visitors? Spaces/lots in Common Area Parking.
What are the parking restrictions at this condominium? No long-term parking.

For specific information about parking at this condominium, see Declaration #4 & #5

May I have any pets at this condominium?

- ☐ No ☒ Yes – What kinds of pets are allowed? 1 dog or cat
 - What are some of the major restrictions and limitations on pets? See By laws, section 12 (f)
- For specific information about the condominium pet rules, See By laws article V, section 12 (f)

May I rent my condominium unit?

☐ No ☒ Yes – What are the major limitations and restrictions on unit rentals?

For specific information about renting units at this condominium, see By laws Article VII, Section 5
Copy of lease must be on file with Washington Properties, Inc. The number of rental units is restricted to
10% of the total number of the 38 units or a total of 4 during the same period of time.

Does this condominium have any special amenities and features?

- ☒ No ☐ Yes – What are the major amenities/features? Private canoe/kayak launch to Root river.
- 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 – What is the cost? \$ _____

For specific information about special amenities, see _____

What are my maintenance and repair responsibilities for my unit?

For specific information about unit maintenance and repairs, see Association By laws article V,
Section II (a)

Who is responsible for maintaining, repairing, and replacing the common elements and limited common elements?

- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify): Monthly fees/Budget
Limited common element maintenance, repairs and replacement is performed as follows: same
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify):

For specific information about common element maintenance, repairs, and replacements, see By Laws

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No Is there a Statutory Reserve Account (*see note on page 3*) ☒ Yes ☐ No

For specific information about this condominium's reserve funds for repairs and replacements, see budget filed with Washington Properties, Inc.

How are the condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owned units) ☐ No ☐ Yes – In what way?
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☐ No ☐ Yes – Describe these provisions: N/A

For specific information about condominium fees during the developer control period.

Has the declarant (developer) reserved the right to expand this condominium in the future? N/A

- ☐ No ☐ Yes – How many additional units may be added through expansions? units
- When does the expansion period end?
- Who will manage the condominium during the expansion period? _____

For specific information about condominium expansion plans, see _____

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions, and procedures for altering a unit: See Bylaws, article V, section 13& 14.
Describe the rules, restrictions, and procedures for enclosing limited common elements:
For specific information about alterations and limited common element enclosures, see
Bylaws, article, V, section 13& 14

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, 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 your legal rights and responsibilities to your condominium unit.

For specific information about condominium document amendment procedures and requirements, see Condominium By-Laws and Association Rules.

Other restrictions or features (optional): Effective as of 9/1/2021: Property transfer fee to be paid at the time of purchase in the amount equal to the current monthly dues, to be paid to Riverwood Condominiums upon closing per the Riverwood Rules and Guidelines. (\$380.00 as of 1/1/24)

This Executive Summary was prepared on 1/31/2024 By Riverwood Board of Directors and Carrie Amos Project Manager.

***Note:** A “Statutory Reserve Account” is a specific type of reserve 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 less than 13 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 ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from § 703.165.

This executive Summary was developed and distributed by the Wisconsin REALTORS® Association (2004).

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Recreated by Sara Larrabee on 3/7/05