Executive Summary

Villa du Cour Condominium

This Executive Summary highlights some of the information that prospective buyers of units in the Villa du Cour 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.** Villa du Cour Condominium.

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

   - For specific information, see: Bylaws, Article II § 2.

3. **Association Management.** The Association has engaged Prospect Management Company to serve as the Managing Agent.

4. **Association Contact Information.**

Contact Name:	Sentry Management, Inc.
Phone:	414-540-0004
Email:	milwaukee@sentrymgt.com
Mailing Address:	224 N. 76th St., Milwaukee, WI 53213

5. **Can the condominium be expanded in the future?** No. The right to expand the condominium has expired.

6. **Does the condominium have special amenities or features?** Yes, this condominium has an outdoor swimming pool and a clubhouse room. All unit owners have access to these special amenities.

   - For specific information, see: Rules and Regulations, "Pool Rules and Regulations" and "Clubhouse Rental Rules and Regulations."

7. **Maintenance and Repair of Units.** Unit owners are responsible for the maintenance and repair all of the components within or appertaining to the unit, including all fixtures, utility lines and installations, doors, windows, appliances and the water heater, plumbing fixtures, air-conditioning and heating equipment, interior walls, and flooring. Unit owners are also

responsible for the maintenance and repair of that unit owner's parking stall and basement storage locker.

- For specific information, see: Declaration, Article I § 1 and Article VI § 1; Bylaws, Article VIII; Rules and Regulations § L.

8. Maintenance and Repair of Limited Common Elements.

Unit Owner Responsibilities: Each unit owner shall keep the limited common element balconies and patios appurtenant to his or her unit in a good, clean, sanitary, and attractive condition.

Association Responsibilities: The Association shall maintain in good condition and repair, replace and operate the common elements, including the limited common elements.

- For specific information, see: Declaration, Article VI §§ 1(c) and 2; Bylaws, Article VIII § 1(b).

9. Maintenance and Repair of Common Elements.

Association Responsibilities: The Association shall maintain in good condition and repair, replace and operate the common elements, including, but not limited to, the foundations, roofs, exterior walls, supports, the common utility lines, conduits, pipes, wires, and ducts, drains, and supply lines used for common areas, outdoor parking areas, walks, landscaping, and the swimming pool and recreation center.

How does the Association pay for repairs and replacements? Routine maintenance and repair of the common elements is funded through 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, as determined by the Board of Directors.

- For specific information, see: Declaration, Article I § 2, Article VI § 2, and Article VII; Bylaws, Article VII.

10. Alterations of Units and Limited Common Elements. No unit owner shall make any structural alteration, addition or improvement to his or her unit, to the exterior of the unit, or to the limited common elements appurtenant to his or her unit without the prior written consent of the Board of Directors.

- For specific information, see: Declaration, Article VI §§ 3 and 4, Bylaws, Article VIII § 2; Rules and Regulations § K.

11. No Smoking. The condominium is completely "no smoking." This means smoking is prohibited in all areas of the condominium, including inside the units**,** on the decks/patios, balconies, in the parking areas and all common areas.

An amendment to the Bylaws prohibiting smoking was adopted by the members on October 25, 2020. (There were some unit owners that smoked at the time of the amendment and they were "grandfathered" in).

12. Parking.

Availability: Number of parking spaces assigned to each unit: **1-2**.
All units are assigned one (1) parking stall in the indoor garage, although some units have been deeded two (2) parking stalls. All vehicles must be registered with the Association and its Managing Agent and must display the Association's parking tags.

Cost: There is no additional cost for parking.

Guest Parking: In addition to street parking, there are surface lots outside of the buildings for guest parking.

Additional Parking Rules and Restrictions: See Declaration, Article VIII § 12; Rules and Regulations §§ H and I; General Information for Owners and Residents § J.

13. Rental of Units: Renting or leasing a unit is prohibited. All units must be occupied by the owner(s).

On July 23, 1999, the VDC Declaration was amended to require that all units be Owner occupied. This means that units may not be purchased by a family member for occupancy by another family member.

- For specific information, see: Amendment to Declaration, Article VIII.

14. Pets:

Number of Pets Allowed Per Unit: Pet ownership is strictly prohibited, except that one (1) domestic dog, cat, or caged bird shall be allowed in units 17-24 in Building 3A. Service or support animals are allowed in compliance with State and Federal law. All animals must be registered with the Association and its Managing Agent. Visiting pets are allowed on an emergency basis for not more than three (3) calendar days.

- For specific information, see: Declaration, Article VIII § 4; Bylaws, Article VIII § 5(b); Rules and Regulations § C.

15. 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 not less than two thirds (2/3) of the unit owners, subject to mortgagee approval.

By-Laws: The Bylaws may be amended by the affirmative vote of two-thirds (2/3) of the unit owners.

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

- For specific information, see: Declaration, Article V § 2 and Article XV; Bylaws, Article V § 3(1) and Article X.

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

17. **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").

18. **Transfer Fee:** The Association charges a fee in connection with the transfer of ownership of a unit. The transfer fee is equivalent to three (3) months of the current monthly assessments and is due at the time of transfer of ownership.

19. **Disclosure Material Fee:** The Association charges $50.00 for a hard copy of the disclosure materials.

20. **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.

21. **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.

22. **Reserve Balance.** The amount of the reserve balance is $ 897,663.82 . This amount is current as of 01/31/2026 .

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

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