

EXECUTIVE SUMMARY

Condominium Name: NORTHBROOK VILLAGE CONDOMINIUMS

This Executive Summary was prepared or revised on MAY 1, 2024 (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 NORTHBROOK VILLAGE CONDOMINIUM OWNERS ASSOCIATION
- Association address 7345 & 7402 CENTURY PLACE AND 7402 CENTURY AVENUE
- The association is managed: MIDDLETON, WI 53562
 - ☒ 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 DANIEL R. BAKKEN,
PRESIDENT, 7345 CENTURY PLACE #102, MIDDLETON, WI 53562
- Address, phone number, and other contact information for the contact person
608-438-5846 email: dbakken67@charter.net

 For condominium document references regarding association governance and a condominium contact person, see BYLAWS 7(f)

2. Parking

- Number of parking spaces assigned to each Unit: 1 Number Outside 1 Inside N/A
 - ☐ 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 _____

 For condominium document references to parking, see DECLARATION, ARTICLE 11D

3. Pets

- Are pets allowed? ☐ No ☒ Yes -- describe the kinds of pets allowed: 1 DOG; 1 DOG & 1 CAT;
OR 2 CATS

- ◆ Pet rules and restrictions: Must not exceed 25lbs, must be leashed, unit owner responsible for clean up of waste

☐ For condominium document references regarding pet rules, see Rules and Regulations #10

4. Unit Rentals

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

☐ For condominium document references regarding unit rentals, see _____

5. Special Condominium Amenities or Features

Laundry facilities

(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: _____

☐ For condominium document references regarding special amenities, see Declaration Articles F

6. Unit Maintenance and Repair Responsibilities

- ◆ A Unit Owner's responsibilities for unit maintenance and repair include: _____

Assets within unit such as HVAC, Plumbing, Electrical, Windows, Sliding Doors, etc.

☐ For condominium document references regarding unit maintenance and repair responsibilities, see Declaration Article VII C 1-5

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

- ◆ Person(s) responsible for common element maintenance, repair and replacement: HOA

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

- ☐ Unit Owner assessments
- ☐ Reserve funds
- ☒ Both
- ☐ Other (specify): _____

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

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

- ☐ Unit Owner assessments
- ☐ Reserve funds
- ☒ Both
- ☐ Other (specify): _____

☐ For condominium document references regarding common element and limited common element maintenance, repair and replacement, see Declaration Article V11 B 1-6

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*?

 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 _____

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 _____

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 _____

This Executive Summary was prepared on the date stated on page one by Berit Gretz, Administrative Assistant
(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!

SUPPLEMENTARY DECLARATION OF CONDOMINIUM

468654

NORTHBROOK VILLAGE CONDOMINIUMS

Phase 3 - Northbrook Village Condominiums

THIS Supplementary Declaration made this 23rd day of October, 1980, by Roy T. Haase (hereinafter referred to as the "Declarant"), and by the Marine National Bank of Milwaukee, as Trustee under the Last Will and Testament of Oscar R. Haase, dated February 21, 1962, (hereinafter referred to as "Supplementary Declarant").

W I T N E S S E T H :

WHEREAS, Supplementary Declarant is the owner of Lot Four (4), Certified Survey Map No. 2407, recorded in Vol. 9 of Certified Survey Maps, Page 299, Doc. No. 1519076, in the City of Middleton, Dane County, Wisconsin; having acquired same by Warranty Deed from Declarant, dated December 20, 1978 (hereinafter sometimes also referred to as "the property"), and

WHEREAS, Declarant is the owner of parts of Lots 2 and 3 of Certified Survey No. 2407, City of Middleton, Dane County, Wisconsin, to wit:

COMMENCING AT THE SE corner of Section 2, Town 7 N,
Range 8 E;

thence N 88° 25' 25" W. 1,322.63 ft.;

Thence N 1° 54' 50" E, 2,634.64 ft.;

thence N 54° 5' 17" W, 402.74 ft.; TO THE Point
of Beginning;

Thence S 1° 54' 50" W, 263.33 ft.;

Thence N 5° 53' 27" W, 293.02 ft.;

Thence S 54° 5' 17" E, 48.17 ft. to the POINT

OF BEGINNING: and

WHEREAS, Declarant, Roy T. Haase, has heretofore subjected certain parts of Lots 2 and 3 of Certified Survey No. 2407, recorded in Vol. 9 of Certified Surveys on page 299, Dane



