Executive Summary

Landmark On The Lake Condominium

This Executive Summary highlights some of the information that prospective buyers of units in the Landmark On The Lake 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.** Landmark On The Lake Condominium.

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

3. **Association Management.** The Association is managed by two (2) on-site property managers who are employees of Hunt Management, Inc.

4. **Association Contact Information.**

Contact Name:	Tiffany Engler
Phone:	(414) 224-1660
Email:	tiffany@lotlca.com
Mailing Address:	1660 N. Prospect Avenue, Milwaukee, WI 53202

5. **Can the condominium be expanded in the future?** No.

6. **Does the condominium have special amenities or features?** Yes, the amenities include:

- Indoor Pool & Hot Tub
- Fitness Center
- Multi-Purpose Room
- Community Room
- Sundeck
- Dog Run
- Laundry Room
- Guest Suite
- 24/7/365 Front Desk Attendant
- Business Center

7. **Maintenance and Repair of Units.** Each unit owner shall be responsible for keeping the interior of his or her unit and all of its equipment, fixtures and appurtenances in good order, condition and repair.

- For specific information, see: Declaration, § 11.1; Bylaws, § 7.1.

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 and limited common elements.

   Unit Owner Responsibilities: Unit owners shall keep the limited common elements appurtenant to his/her unit—including the balcony and parking space—in good, clean, sanitary, and attractive condition.

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

   - For specific information, see: Declaration, §§ 11.2, 11.3 and 16.1; Bylaws, §§ 6.3, 6.4.

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 interior or exterior improvements or alterations. Furthermore, combining units may not be permitted if it will impact the structural integrity of the building. A structural engineer must be consulted prior to structural modifications and determinations will be made after the findings are presented.

   - For specific information, see: Declaration, § 11.4; Bylaws, § 7.3(d); Rules & Regulations, Appendix A.

10. **Parking.**

    Availability: Parking spaces are assigned to units and the assigned space should be noted in the deed conveying the unit. Parking is located on the 4 lowest levels of the building, two of which are below grade, one of which is at grade and the upper level is above grade.

    Cost: There is no additional cost for parking.

    Guest Parking: Any guest parking must be in areas designated visitor areas or on the street.

    - For specific information, see: Bylaws, 8.1(d); Rules & Regulations.

11. **Rental of Units:** A unit owner may lease his or her unit for a minimum term of 6-months. All leases must be in writing, on the required forms.

    - For specific information, see: Bylaws, § 8.1(c).

12. **Pets:**

    Number of Pets Allowed Per Unit: Unit owners may keep no more than 2 pets per unit, only one (1) of which may be a dog.

    Animal Restrictions: A dog's weight is limited to 75 pounds. Certain dog breeds are prohibited, as listed in the Rules & Regulations

    Pet Rules: All pets shall be controlled by the unit owner at all times 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.

    - For specific information, see: Bylaws, §8.1(e); Rules & Regulations

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

    By-Laws: The By-Laws 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.

    - For specific information, see: Declaration, § 2.1; Bylaws, §§ 6.2 and 10.

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

15. **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").

16. **Transfer Fee:** At the time of the transfer of ownership of a unit, the purchaser of the unit shall pay to the Association an amount equal to six (6) months regular assessments.

17. **Move In/Move Out Fee:** At the time of the transfer of ownership of a unit, the purchaser of the unit shall pay to the Association a $400 move in/move out fee. (See Rules & Regulations)

18. **Disclosure Material Fee:** There is no charge for a copy of the Disclosure Materials Packet.

19. **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.

20. 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.

- For specific information, see: Declaration, §§ 16.1, 16.5; Bylaws, §§ 6.3, 6.4.

21. Reserve Balance. The amount of the reserve balance is $909,205.33 This amount is current as of January 31, 2026.

- For specific information about the reserve balance, contact Management.

This Executive Summary was prepared or revised on February 12, 2026.

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