Whitnall Park Square

Condominium Owners Association, Inc.

Recorded October 31, 1985

Whitnall Park Square

Condominium Owners Association, Inc.

Disclosure Materials

1. Name and Location
   a. The name of the condominium is Whitnall Park Square Condominiums, and it is located at the City of Franklin, Milwaukee County, Wisconsin.
   b. The declarant is Wausau Homes, Inc., U.S. Highway 51 South, P.O. Box 1204, Wausau, WI 54401.
   c. The declarant's real estate agent is Merill Lynch Realty/ Robedeaux, 15850 W. Bluemound Road, Brookfield, WI 53005.
2. Required Statements
   a. THESE ARE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.
   b. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.
   c. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

3. Index to Attached Documents

a. The disclosure materials the declarant is required by law to provide each prospective condominium purchaser contains the following documents and exhibits:

i. Declaration. The declaration establishes and describes the condominium, the units and the common areas. The declaration begins on page 3.

ii. Bylaws. The bylaws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The bylaws begin on page 90.

iii. Articles of Incorporation. The operation of a condominium is governed by the association, of which each unit owner is a member. Powers, duties, and operations of an association are specified in its articles of incorporation. The articles of incorporation begin on page 108.

iv. Management of Employment Contracts. Certain services are provided to the condominium through contracts with individuals or private firms. These contracts begin on page 114.

v. Annual Operating Budget. The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to the mortgage and utility payments. The budget begins on page 122.

vi. Leases. Units in this condominium are sold subject to one or more leases of property or facilities which are not a part of the condominium.

vii. Expansion Plans. The declarant has reserved the right to expand the condominium in the future. A description of the plans for expansion and its effect on unit owners begins on page 123.

viii. Floor Plan and Map. The declarant has provided a floor plan of the unit being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common areas which are part of the condominium. The floor plan and map begin on page 72.