EXECUTIVE SUMMARY
for
BROOKRIDGE CONDOMINIUM ASSOCIATION, INC.

1. CONDOMINIUM IDENTIFICATION

Condominium Name: Brookridge Condominium

2. EXPANSION PLANS

Is it possible that the Condominium will expand? No ☒ Yes ☐

3. GOVERNANCE

Condominium Association Name: Brookridge Condominium Association, Inc.
Condominium Association Address: Units are located on West Brook Drive and West Ridge Road in New Berlin, Wisconsin.
Management: Self-Managed ☒ Management Agent/Company ☐
Declarant or Declarant's Management Company ☐
For information, contact: Mr. Conrad Holling, (262) 797-7838.

4. SPECIAL AMENITIES

Does the Condominium have any special amenities which require members to make additional and separate payments? No ☒ Yes ☐

5. MAINTENANCE AND REPAIR OF UNITS

Who repairs and replaces?	Association ☐	Owner ☒
Who repairs and replaces fixtures?	Association ☐	Owner ☒
Who maintains and keeps clean?	Association ☐	Owner ☒

For specific information, see: Declaration Section 12.1 and By-Laws Section 7.1.

6. MAINTENANCE, REPAIR, AND REPLACEMENT OF COMMON ELEMENTS

Who repairs and replaces?	Association ☒	Owner ☐
Who maintains and keeps clean?	Association ☒	Owner ☐

Funding: Unit Owner Assessments ☐ Reserve Funds ☐ Both ☒
Other ☐ - Description: _____

For specific information, see: Declaration Section 12.2 and By-Laws Section 7.2.

7. MAINTENANCE, REPAIR, AND REPLACEMENT OF LIMITED COMMON ELEMENTS

Description of Limited Common Elements: Patios and decks.
Who repairs and replaces? Decks and patios included with the basic unit in the original plans are the responsibility of the Association. The term "deck" refers to the 2nd story porches and the concrete patios in the middle units. Association maintenance does not include ground level wood decks and concrete patios, wood railing, or privacy fences that have been added at the owner's expense.
Who maintains and keeps clean? Association ☐ Owner ☒

Funding: Unit Owner Assessments ☐ Reserve Funds ☐ Both ☒
Other ☐ - Description: _____

For specific information, see: Declaration Sections 8 and 12.3; By-Laws Section 7.3; and Rules and Regulations.

8. RENTAL OF UNITS

Rental of units is not allowed.

For additional information and certain exceptions, see: By-Laws Section 8.1(m).

9. UNIT ALTERATIONS

Restrictions or Procedures to Alter a Unit: Prior written approval of the Association required for any structural alteration, change, or improvement to a unit or any installation of any improvement or equipment that may affect other units or the owners of other units. No work may be performed that will jeopardize the soundness or safety of the property, reduce the property value, or impair any easement.

Restrictions or Procedures to Alter or Enclose a Limited Common Element: Prior written approval of the Association required for any change or alteration.

For specific information, see: Declaration Sections 8 and 12.4 and Rules and Regulations.

10. PARKING

Availability: Each unit has a two car garage.
Restrictions: No parking on driveways. Parking areas in the common elements are for guest parking only. Long-term guests (more than a few days) should obtain a parking permit fromt eh city and park on the street. No boats, campers, trailers, or non-motor vehicles may be stored or parked in common element parking areas.

For specific information, see: By-Laws Section 8.1(e) and Rules and Regulations.

11. PETS

Are pets allowed? No ☐ Yes ☒

If yes, describe restrictions: One dog, cat, or other household pet allowed. Maximum pet weight is 70 pounds.

For specific information, see: By-Laws Section 8.1(c) and Rules and Regulations.

12. RESERVES

Does the Condominium maintain reserve funds for the repairs and replacement of the common elements? No ☐ Yes ☒

If yes, is there a Statutory Reserve Account?[1] No ☒ Yes ☐

13. FEES ON NEW UNITS

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

14. AMENDMENTS

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 with regard to your condominium unit.

For specific information, see: Declaration Section 21 and By-Laws Section 10.1.

This Executive Summary was prepared on November 16, 2006 by Jessica L. Boeldt, Attorney at Law, Law Firm of Jonathan B. Levine, 8989 N. Port Washington Road, Suite 211, Milwaukee, WI 53217-1633.

[1] 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. A condominium may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from § 703.163.