

COMMUNITY PRO

Disclosure Materials

Order #MJL2NT99

Order Disclosure

This information may not, in whole or in part, be resold for any purpose. Sentry Management, Inc. is fulfilling this order on behalf of the association in accordance with the Terms and Conditions that the requestor has acknowledged and based on the information that has been submitted.

The Wisconsin Disclosure Materials disclose statute required provisions obtained from the unit owners' association in accordance with the Wisconsin Condominium Ownership Act, Section 703.33.

There are some questions that Sentry Management, Inc. is not qualified to answer, and a third party may need to be consulted. The authorized requestor is responsible for obtaining legal interpretation or consulting governing authorities. There are some questions where the requested information is not tracked or available in the association records maintained by Sentry Management, Inc.

For a property governed by more than one association, a unique Disclosure Material must be issued for each association. It is the responsibility of the authorized requestor to order all required Disclosure Materials.

The 60-day effective period for this Disclosure Material starts on the day of issuance. A Disclosure Material Update may be issued during the effective period.

Sentry Management cannot guarantee and is not responsible if the Association makes changes to any of the information set forth herein after the effective/issuance date. The closing agent shall require the seller and buyer to sign affidavits at closing representing that the information contained herein is true and correct to the best of their knowledge. All terms and conditions set forth herein are subject to compliance with the applicable state laws. Sentry Management might not have all applicable information. In such event, the parties to the transaction shall remain responsible for any charges not disclosed herein.

To change the formal ownership of the property in the association's records, Sentry Management, Inc. must acquire a copy of the warranty deed. The association must be paid all fees and assessments at the time of settlement or earlier and there are available Pay at Close options. See Terms and Conditions for detailed description of Pay at Close option.

Certification

By my signature below, I certify this information is provided in good faith and is true and correct to the best of my knowledge.



Authorized Agent
Sentry Management, Inc.
On behalf of the Eagles Cove Condominium Association Inc

DISCLOSURE MATERIALS

Prepared on behalf of David C Meade & Elaine J Tripp owner(s)
Unit Address 107 Eagles Cove Cir , NORTH PRAIRIE, WI, 53153
Association Eagles Cove Condominium Association Inc

Order Information

Requestor Information

Company Name	Full Name
	Tamara Towns-Pozorski
Phone	Email
2624702300	**tamara@benefit-realty.com**

Preparer Information

Name	Contact
Jeffery Buenaventura	**Closings Team**
Address	Phone
2180 W. State Rd 434 Ste 5000, Longwood, FL 32779	**1-800-932-6636**

Transaction Information

Settlement Date

11/30/2026

File/Escrow #

Seller Information

Name

David C Meade & Elaine J Tripp

Address

107 Eagles Cove Cir , NORTH PRAIRIE, WI, 53153

Phone

262-844-0899

Email

-

Buyer/Borrower Information

Name

none yet, just putting up for sale

Address

107 Eagles Cove Cir , NORTH PRAIRIE, WI, 53153

Phone

1234567890

Email

-

Disclosure Materials

Condominium

Name	Address
Eagles Cove Condominium Association Inc	**224 N 76th St, Milwaukee, WI 53213**

Declarant/Seller

Name	Address
David C Meade & Elaine J Tripp	**107 Eagles Cove Cir , NORTH PRAIRIE, WI, 53153**

1. THESE ARE THE 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.
2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.
3. 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. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

Index

- **Executive Summary**. The executive summary highlights for a buyer of a condominium unit essential information regarding the condominium. The executive summary is enclosed in zip file named Executive Summary.
- **Declaration.** The declaration establishes and describes the condominium, the units and the common areas. The declaration is enclosed in zip file named Declaration.
- **Bylaws.** The bylaws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The bylaws is enclosed in zip file named Bylaws.
- **Articles of Incorporation.** The operation of a condominium is governed by the association, of which each unit owner is a member. Powers, duties, and operation of an association are specified in its articles of incorporation. The articles of incorporation is enclosed in zip file named Articles of Incorporation.
- **Management or Employment Contracts.** Certain services are provided to the condominium through contracts with individuals or private firms. These contracts are not enclosed in the zip file.
- **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 mortgage and utility payments. The budget is enclosed in the zip file named Budget.
- **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. These leases are not enclosed in the zip file.
- **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 is not enclosed in the zip file.
- **Floor Plan and Map.** The seller 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 are enclosed in the zip file named Floor Plans.

Unit Information

Assessment Information

The amount of the common expense assessment for the unit and any unpaid common expense assessment, special assessment, or other assessment, fee, or charge currently due and payable from the selling unit owner:

A-Reserves Assessment			
Amount	**$ 750.00**	Frequency	**Annual**
Due On	**1st of the cycle**	Next Installment	**10/01/2027**
Paid Through Date	**09/30/2027**	Prepayment of Assessment	**-**
Monthly Assessment			
Amount	**$ 550.00**	Frequency	**Monthly**
Due On	**1st of the cycle**	Next Installment	**12/01/2026**
Paid Through Date	**11/30/2026**	Prepayment of Assessment	**1100.00**
A-Special Assessment			
Purpose	**S/A ROOF**	Amount	**$ 3000.00**
Due On	**1st of the cycle**	Frequency	**Annual**
Paid Through Date	**10/31/2027**	Assessment Responsibility	**Due in Full by Seller**
Comment	**-**		

Late Fee
The association does not currently charge late fees for overdue payments.

Interest
12% Per Annum Interest If Received After 10 Days

Any approved special assessments, capital charges or other association charges for this association has been provided in this document. The Board of Directors may be considering or can consider additional special assessments, capital charges or other charges at any given time within the 30-day effective/issuance date. This estoppel certificate is not intended to alter the relative rights and obligations of the seller and buyer under the purchase contract. Any mistakes or omissions as to the information provided herein shall not relieve the party responsible under the contract from any obligation. Any association charges enacted, initiated, approved and/or adopted after the effective/issuance date of this estoppel certificate shall be the responsibility of the current and/or future owner of this property. This estoppel certificate shall not constitute a waiver or release of the party responsible as to any changes not included herein.

Current Balance

A statement of the account balance that is due and payable by the selling unit owner:

Current balance for this unit is $ 12000.00

Check Contingency

Balance is contingent upon payment ID #0289768699 received 11/06/2026 clearing the banking system within 15 days of receipt.

One-Time Closing Fees

A statement of any other fees payable by unit owners:

Description	Fee Type	Payment Status	Amount
Capital Contribution	Association	Pay at Close	$ 1,100.00
Post Closing Owner Setup Fee	Sentry	Pay at Close	$ 160.00

Any approved special assessments, capital charges or other association charges for this association has been provided in this document. The Board of Directors may be considering or can consider additional special assessments, capital charges or other charges at any given time within the 30-day effective/issuance date. This estoppel certificate is not intended to alter the relative rights and obligations of the seller and buyer under the purchase contract. Any mistakes or omissions as to the information provided herein shall not relieve the party responsible under the contract from any obligation. Any association charges enacted, initiated, approved and/or adopted after the effective/issuance date of this estoppel certificate shall be the responsibility of the current and/or future owner of this property. This estoppel certificate shall not constitute a waiver or release of the party responsible as to any changes not included herein.

Legal Collection Activity

A statement of the account status and attorney information if the account has been turned over to the Attorney for Collections:

This account has not been turned over to an Attorney for Collections.

Association Information

Insurance Information

A statement describing any insurance coverage maintained by the association or an attachment of a certificate of insurance issued to the association:

Insurance coverage required by the declaration, articles of incorporation and bylaws is provided by the association. Copies of the policies are available for inspection upon request from the Insurance Carrier.

Insurance Carrier	Insurance Agency
MID CENTURY INSURANCE	**FARMERS INSURANCE - GREGORY SCHWARTZ**

Phone	Coverage Description
920-206-3260	**-**
Email Address	
-	

Restrictions

Does the association have any restrictions that require approval by the board of directors for the transfer of the unit?

The rules and regulations of the association does not require any board approval.

Additional Comments

- Prepayments of Assessment due from buyer consist of the next two months of assessment.
- Assessment is subject to change, as the 2027 budget has not yet been approved. Once approved, the association will notify the owner of any assessment changes.
- Remainder of Special Assessment is included in the seller's balance under the order fee summary.

Order Fee Summary

Description	Payment Status	Amount
Summary to Association		
Balance due as of 11/09/2026	Pay at Close	$ 12,000.00
Prepayment of Monthly Assessment	Pay at Close	$ 1,100.00
Capital Contribution	Pay at Close	$ 1,100.00
Summary to Sentry Management Inc.		
Resale Package - Regular (8-10 Business days)	Paid	$ 50.00
Governing Documents	Paid	$ 0.00
Financial Documents	Paid	$ 0.00
Supplemental Documents	Paid	$ 0.00
Post Closing Owner Setup Fee	Pay at Close	$ 160.00

Instructions for pay-at-close amounts

Provide one check at closing payable to **Eagles Cove Condominium Association Inc**, reference Order Number **#MJL2NT99** for **$ 14,200.00.**

Provide one check at closing payable to **SENTRY MANAGEMENT, INC.**, reference Order Number **#MJL2NT99** for **$ 160.00.**

Send check(s), warranty deed and new owner contact information form to:
2180 W. State Rd 434 Ste 5000, Longwood, FL 32779.

See Terms and Conditions for detailed description of Pay at Close Option

Terms and Conditions

Sentry Management, Inc. (“Sentry”) is providing an online ordering application for use by authorized users to access and obtain certain materials for use in resale transactions (hereinafter referred to as “Closing Documents”) for properties covered by one of Sentry’s Association Clients. Please read these Ordering Application Terms and Conditions which cover all use and access to the online store and Closing Documents including but not limited to the optional Pay at Close Service and its fee available for purchase through the online store. By using and accessing Sentry’s online ordering application and/or purchasing Closing Documents through the online ordering application, you agree to be bound by these Online Ordering Application Terms and Conditions as well as Sentry’s Privacy Policy and Terms of Use available at the bottom of Sentry’s website, www.sentrymgt.com for review. Authorized user is defined as attorney or closing agent acting on behalf of both the seller and buyer.

By ordering Closing Documents through Sentry’s online ordering application or through Sentry’s third-party vendor’s website, you represent and warrant to Sentry that you: (i) have the right to purchase and obtain such Closing Documents; (ii) have a legitimate business interest in accessing the Closing Documents; (iii) will not misuse or publish without authorization information from the Closing Documents; (iv) will use the Closing Documents only in connection with the transaction for which you have been authorized to access the materials and (v) agree to pay for all Closing Documents, including the optional Pay at Close Service charge if selected in your order.

All financial information that you provide when purchasing Closing Documents through Sentry’s online ordering application is provided by you directly to our third-party payment processor(s), and not to Sentry. All payments are processed through our third-party payment processor(s), as such our privacy policies do not apply to the treatment of your financial information. The information practices of our third-party payment processors are governed by their own privacy policies, which we encourage you to review. When purchasing Closing Documents, different payment options may be made available to you, including credit card and eCheck (ACH) payment options. The eCheck (ACH) payment option is provided to you with no additional convenience/service fees. If you choose to pay via credit card, you acknowledge that any convenience/service fees that may be charged are separate and apart from the cost of the Closing Documents being ordered by you, and that you voluntarily agree to pay for the service/convenience fees associated with paying by credit card. If you choose to pay with a physical check, we will not begin to process your order until your payment is received.

The Pay at Close Service is an optional and voluntary service. By voluntarily selecting the optional Pay at Close Service, you agree to pay that will be billed in addition to any other fees. Payment will be made through the closing process. If you select the Pay at Close Service, then Sentry agrees to forbear its right to have the closing agent pay Sentry prior to closing; you agree that this exercise of forbearance by Sentry is valid consideration for this extra service that you have chosen voluntarily to purchase. If you selected the Pay at Close Service in error, please contact Sentry Management immediately at 1-800-932-6636 or via email at

closings@sentrymgt.com for an adjustment to your order total prior to delivery of documents, and to make payment to complete your order.

Buyer/Borrower/Requestor/and where applicable, Seller/Owner, will have full responsibility for the payment of all fees associated with this order once the closing occurs. All items and fees must be paid together.

All Closing Documents provided through the Sentry online ordering application are certified by Sentry representatives, to the best of their knowledge, to be provided in good faith, true and correct. You understand that Sentry cannot make any representations or warranties beyond this certification as to the reliability, accuracy, timeliness, usefulness, or completeness of any Closing Documents or any facts, content, information or data contained therein, purchased through Sentry's online ordering application, or through Sentry's third-party vendor's website, except as may be required by law.

Any approved special assessments, capital charges or other association charges provided in the Closing Documents, as of the effective/issuance date. The Board of Directors for the Association may be considering, or can consider, additional special assessments, capital charges or other charges at any given time after the effective/issuance date. The Closing Documents are not intended to alter the relative rights and obligations of the seller and buyer under the purchase contract. Any mistakes or omissions as to the information provided herein shall not relieve the party responsible under the contract from any obligation. Any charges enacted, initiated, approved and/or adopted by the Board of Directors for the Association after the effective/issuance date of the Closing Documents shall be the responsibility of the current and/or future owner of the property. This Closing Documents shall not constitute a waiver or release of the party responsible as to any charges not included herein. All terms and conditions set forth herein are subject to compliance with the applicable state laws. To the extent any term or condition set forth herein is prohibited or restricted by any applicable law, then the term or condition shall be interpreted in a manner to allow compliance or shall be considered inapplicable without affecting any of the other terms and conditions set forth herein.
Product pricing is reviewed and updated frequently by Sentry Management to ensure compliance with state and federal statutes. If you believe the pricing displayed is incorrect or that you were charged an improper amount, you agree to bring all such concerns to the attention of Sentry Management for resolution prior to filing any action or claim, by contacting Sentry Management at 1-800-932-6636, and also by emailing Sentry Management at closings@sentrymgt.com. You agree no action of any kind can be filed against Sentry Management without seeking a pre-suit resolution in good faith as a condition precedent.

THE PARTIES WAIVE ALL RIGHTS TO HAVE A JURY RESOLVE ANY DISPUTE. Any controversy, claim, dispute, cause of action, or lawsuit arising out of or relating to these Ordering Application Terms and Conditions, or its interpretation, application, implementation, breach or enforcement, and any other claim, controversy, or dispute between you and us relating in any way to the Closing Documents, services or products which the parties are unable to resolve by mutual agreement will be settled by submission of such controversy, claim, dispute, cause of action, or lawsuit to binding arbitration in Seminole County, Florida, in

accordance with the Commercial Arbitration Rules of the American Arbitration Association then in effect, with the stipulation that the matter shall be heard by a single arbitrator. In any such arbitration proceeding, the parties thereto agree to provide all discovery deemed necessary by the arbitrator. The decision and award made by the arbitrator shall be final, binding, and conclusive on all parties thereto for all purposes, and judgment may be entered thereon in any court having jurisdiction thereof. Additionally, any arbitration pursuant to these Ordering Application Terms and Conditions or Sentry's Privacy Policy and Terms of Use will take place on an individual basis and class-wide arbitrations are not permitted. All threshold issues of any kind related to the arbitration shall be decided by the arbitrator. This delegation to the arbitrator includes any issue as to the scope of the arbitration and any issues that might otherwise be decided by a court of law related to interpretation, applicability or enforceability of this arbitration agreement.

FOR REQUESTORS OF FLORIDA LENDER SPECIFIC QUESTIONNAIRES ONLY: The prospective purchaser, lender, lienholder, or other party requesting information and responses to questions regarding a community association acknowledge that under either Sections 718.111(12)(e)1., 719.104(2)(d), and/or 720.303(5)(d), Florida Statutes, Sentry, as the authorized agent for the community association, is not obligated or required to provide any information or response to a prospective purchaser, lender, lienholder, or other party's request for information, except as expressly required by law. The prospective purchaser, lender, lienholder, or other party acknowledges that under Sections 718.111(12)(e)1., 719.104(2)(d), and 720.303(5)(d), Florida Statutes, Sentry may charge a reasonable fee to the prospective purchaser, lender, lienholder, or other party for providing good-faith responses to requests for information if the fee does not exceed the statutorily authorized amount plus the reasonable cost of photocopying and any attorney fees incurred by the association in connection with the response. To the full extent permitted by law, the prospective purchaser, lender, lienholder, or other party requesting information agree to waive the fee limit imposed by the statutes and release Sentry, from any legal claim and liability for its response fees exceeding the statutory limit. The prospective purchaser, lender, lienholder, or other party acknowledge that fees charged by Sentry, for information and responses are reasonable and are voluntarily paid regardless of the aforementioned statutes. This is a knowing and intentional waiver of a known legal right.

The prospective purchaser, lender, lienholder, or other party requesting information and responses to questions regarding a community association acknowledges any fee charged by Sentry is an enforceable obligation to make payment and that no Florida law or provision herein excuses said payment. The prospective purchaser, lender, lienholder, or other party requesting information agrees that any fee charged by Sentry is expressly called for by these terms and as reasonable consideration for the information Sentry provides regarding a community association. To the fullest extent permitted by law, the prospective purchaser, lender, lienholder, or other party waives the application of Section 725.04, Florida Statutes, to any fee charged by and payment made to Sentry for information and responses to questions regarding a community association. This is a knowing and intentional waiver of the application of known Florida laws, including laws related to statutory restrictions and laws related to voluntary payments.

If any fee charged as part of an estoppel or any Closing Documents is determined to be invalid or more than allowable, then only the allowable fee shall be owed, and any invalidity shall not affect the other provisions

and fees charged for Closing Documents.

If any fee charged for Closing Documents is invalid for any reason, such invalidity shall not affect any of the other provisions or fees charged for Closing Documents.

If any fee charged for Closing Documents is invalid for any reason, the sole remedy shall be a refund of such overcharge upon prompt written notice by the party paying the fee.