EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the 🕮 icon), or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, 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.***

Condominium Name: 5th Ward Condominum Association Inc.

How is the condominium association managed?

- What is the name of the condominium association? 5th Ward Condominium Association Inc
- What is the association's mailing address? 1243 Badger St LaCrosse WI 54601
- How is the association managed? ☐ By the unit owners (self-managed) ☒ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Three Sixty Real Estate Solutions LLC (management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? Louise Olson 1243 Badger St LaCrosse WI 54601 608-782-7367 Fax 608-782-7369 louise@threesixty.biz

🕮 For specific information about the management of this association, see _____

What are the parking arrangements at this condominium? Garage is part of unit.

- Number of parking spaces assigned to each unit: NA How many Outside? ____ How many Inside? ____ ☐ Common element ☐ Limited common element ☐ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☐ No ☒ Yes, in the amount of $ Garage Suites 125-00 per month ☐ Other (*specify*): additional Parking in apartment area
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☐ No ☒ Yes - Where? Each unit has a garage. Additional parking is not assigned/reserved Are parking spaces assigned to a unit by deed? ☒ No ☐ Yes Can parking spaces be transferred between unit owners? ☐ No ☐ Yes
- What parking is available for visitors? Overflow lot across from Buildings
- What are the parking restrictions at this condominium? _____

🕮 For specific information about parking at this condominium, see _____

May I have any pets at this condominium?

- ☐ No ☒ Yes - What kinds of pets are allowed? Dogs, Cats and other household Pets
- What are some of the major restrictions and limitations on pets? Pets shall be Carried or Kept on a leash at all times and not left unattended

🕮 For specific information about the condominium pet rules, see Declaration of Condominum for 5th Ward Condominum 7.9 Pets

May I rent my condominium unit?

- ☐ No ☒ Yes - What are the major limitations and restrictions on unit rentals? Refer to Declaration of Condominium for 5th Ward Condominium 7.5 Lease of units

📖 For specific information about renting units at this condominium, see

Does this condominium have any special amenities and features?

- ☐ No ☒ Yes - What are the major amenities and features? Activity center located at 1231 Hagar St - includes Fitness Center and Community Room
- 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 - What is the cost? $

📖 For specific information about special amenities, see Included in the monthly association dues for the Fitness center

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair Refer to Declaration of Condominium for 5th Ward Condominium association 5.4 B & C

📖 For specific information about unit maintenance and repairs, see

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed as follows: Refer to Declaration of Condominium for 5th Ward Condominium Association 5.4 B
- How are repairs and replacements of the common elements funded? ☒ Unit owner assessments ☒ Reserve funds ☐ Both ☐ Other (*specify*):
- Limited common element maintenance, repairs and replacement is performed as follows:
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (*specify*):

📖 For specific information about common element maintenance, repairs and replacements see Refer to Declaration of Condominium for 5th Ward Condominium

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account (*see note on page 3*)?** ☐ Yes ☒ No

📖 For specific information about this condominium's reserve funds for repairs and replacements, see Refer to Declarations of Condominium for 5th Ward Condominium 5.6 and 5.7

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

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☐ Not applicable (no developer-owned units) ☒ No ☐ Yes - In what way? Developer pays the same association dues as other Condo owners

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☒ No ☐ Yes - Describe these provisions: _____

📖 For specific information about condominium fees during the developer control period, see _____

Has the declarant (developer) reserved the right to expand this condominium in the future?

- ☒ No ☐ Yes - How many additional units may be added through expansion? _____ units
- When does the expansion period end? _____
- Who will manage the condominium during the expansion period? _____

📖 For specific information about condominium expansion plans, see _____

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: Refer to Declarations of Condominium for 5th Ward Condominium article VII 7.1 A+B
- Describe the rules, restrictions and procedures for enclosing limited common elements: _____

📖 For specific information about unit alterations and limited common element enclosures, see _____

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, 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 about condominium document amendment procedures and requirements, see Refer to Declarations of Condominium for 5th Ward Condominium article XII.

Other restrictions or features (optional): _____

This Executive Summary was prepared on 10-1-2025 (insert date) by Louise K. Olson, CFO, Three Sixty Real Estate Solutions LLC (state name and title or position).

***Note:** 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 (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

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Drafted by: Attorneys Debra Peterson Conrad (WRA), Jonathan B. Levine, and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)