Authentisign ID: ACB8763F-9D1D-F111-9A49-000D3A4FF82A

Executive Summary

Crosswind Preserve II, a Condominium

This Executive Summary highlights some of the information that prospective buyers of units in Crosswind Preserve II, a 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.** Crosswind Preserve II, a Condominium.

2. **Condominium Governance.** The condominium is governed by Crosswind Preserve II Condominium Association, Inc. (the "Association"), a Wisconsin non-stock corporation. All unit owners are members of the Association.

3. **Association Management.** The Association is self-managed.

4. **Association Contact Information.**

Contact Name:	John Schindhelm - Association President
Phone:	414-861-8777
Email:	jschindhelm@outlook.com
Mailing Address:	3925 S. Five Iron Court, New Berlin, WI 53151

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

6. **Does the condominium have special amenities or features?** No.

7. **Maintenance and Repair of Units.** Each unit owner, at his or her own expense, is responsible for the maintenance, repair, and replacement of the unit which includes, but is not limited to: walls, floors, ceiling, doors and door frames, windows and window frames, lighting, appliances, the garage, heating and air-conditioning equipment and other improvements and fixtures located therein.

   - For specific information, see: Declaration, §§ 4.2 and 12.3; Bylaws, Art. VI, § 6.2.

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.

Authentisign ID: ACB8763F-9D1D-F111-9A49-000D3A4FF82A

Unit Owner Responsibilities: Unit owners shall maintain and keep the limited common elements appurtenant to his/her unit—including the deck, patio, and porch, if any, and the driveway—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, §§ 5, 6, 12.1, 12.2, and 17; Bylaws, Art. V, § 5.3 and 5.4 and Art. VI, § 6.3.

9. **Alterations of Units and Limited Common Elements.** A unit owner is prohibited from making any alteration, installation, removal, reconstruction or repair to the exterior of his/her unit or any portion of the unit that is visible from the outside without the prior written consent of the board of directors.

   Notwithstanding the foregoing, a unit owner may make interior improvements and alterations within the unit without approval or review of the board of directors provided such improvements or alterations do not impair the structural integrity of the building.

   - For specific information, see: Declaration, §§ 12.4, 12.6, and 13; Bylaws, Art. VI, § 6.3.

10. **Parking.**

    Availability: All units have a two-car attached garage. Owners may also park on the driveway immediately outside of the owner's garage.

    Cost: There is no additional cost for parking.

    Guest Parking: Guests may park in the owner's driveway or on the street.

    Parking Restrictions: Unit Owners shall not allow boats, trucks, motor homes, recreational vehicles, or trailers to be parked overnight on the Common or Limited Common Elements without the prior written consent of the Association.

    - For additional rules and restrictions see: Declaration, §§ 3 and 7.

11. **Rental of Units:** Unit owners may rent/lease his or her unit provided the rental or lease agreement must be for the entire unit and for a term of not less than six (6) months. Unit owners are required to provide to the Association a written copy of the rental/lease agreement within five (5) business days after entering into or renewing a rental/lease agreement.

    - For specific information, see: Declaration, § 14.

Authentisign ID: ACB8763F-9D1D-F111-9A49-000D3A4FF82A

12. **Pets:**

    Number and Type of Pets Allowed Per Unit: Each unit is limited to two (2) pets. No reptiles or uncaged birds shall be permitted. All pets must be under twenty-six inches (26") in height when measured from the base of its fore-paw to the top of the shoulder.

    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, Art. VI, § 6.1(e).

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 affirmative vote of at least of sixty-seven percent (67%) of the unit owners and the consent of first mortgagees or holders of a similar security interest, if any.

    By-Laws: The Bylaws may be amended by the affirmative vote of 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, § 22; Bylaws, Art. V, § 5.2, Art. VI, § 6.4, and Art. VIII § 8.1.

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:** The Association does not charge a transfer fee in connection with the transfer of ownership of a unit.

17. **Disclosure Material Fee:** The Association does not charge a fee for a copy of the disclosure materials.

18. **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

Authentisign ID: ACB8763F-9D1D-F111-9A49-000D3A4FF82A

up to $25.00 for each additional payment statement, pursuant to § 703.335(4), of the Wisconsin Statutes.

19. **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.

20. **Reserve Balance.** The amount of the reserve balance is $ 84,841.10. This amount is current as of January 31, 2026.

This Executive Summary was prepared or revised on June 18, 2019.

©2019 von Briesen & Roper, s.c.

03/11/26