CONDOMINIUM EXECUTIVE SUMMARY

Crosswinds Condominium Owners Association, Inc.
Prepared in accordance with Wisconsin Statutes Section 703.33

1. Association & Management Information

- **Association Name:** Crosswinds Condominium Owners Association, Inc.
- **Management Type:** Self-managed by the Board of Directors.
- **Contact Information:** Please refer to the current Board of Directors roster or welcome packet.

2. Financials, Assessments & Fees

- **Monthly Assessment: $300.00** per month.
- **Due Date & Payment:** Due on the **first (1st) day** of each month. Payment must be made via direct deposit from the owner's bank account.
- **Services Covered:** Water, sewer, trash collection, snow removal, lawn care, and common area building insurance.
- **Statutory Reserve Account:** Maintained by the association. The exact balance fluctuates; please request a current financial statement from the Board Treasurer for the up-to-date balance.
- **Special Assessments:** There are **no** planned or currently active special assessments.

3. Rules, Restrictions & Policies

- **Pet Policy:** Pets are allowed. Specific limitations and regulations regarding types, sizes, and handling are detailed in the official bylaws handbook.
- **Rental & Leasing Policy:** All new unit owners are **strictly forbidden** from renting or subletting their units.
- **Parking Restrictions:** Parking for this unit is restricted to the attached double garage (2-car garage) or street parking. There is **no on-site guest parking** available. (Note: Units built with a one-car garage are allocated one additional on-site outdoor space).
- **Architectural Control:** Units may not be structurally altered on the exterior. All exterior visual modifications require prior approval to maintain architectural uniformity.

4. Maintenance & Repair Responsibilities

- **Doors & Windows:** The physical repair, maintenance, and replacement of all unit doors and windows are the sole financial responsibility of the individual unit owner. Any replacements **must conform** to the aesthetic appearance of the rest of the development units.
- **Patios & Balconies:** Patios and balconies are unique exterior elements assigned to specific units. Owners are responsible for standard daily upkeep and maintenance of these spaces, unless structural repairs are required (which remain the responsibility of the association).

5. Expansion Plans

- **Development Status:** This condominium development is completely finished. There are **no expansion plans** in place, and no additional phases or units will be added by the declarant/developer.