Resolution of the Board of Directors of
Brookfield Terrace Condominium Owners' Association, Inc.

IT IS RESOLVED, by the Board of Directors of Brookfield Terrace Condominium Owners' Association, Inc., pursuant to the authority granted it under Chapter 703 of the Wisconsin Statutes and the association's declaration and by-laws, that:

> Section 5.03 of the declaration allows a unit owner to alter his/her floor plan or otherwise modify a unit provided that the owner has obtained the written consent of the Declarant (during the period of Declarant control) or the board;
>
> The Declarant gave its written consent to the modification of a unit's limited common elements, allowing a unit owner to construct a deck on the limited common elements at his/her unit;
>
> The board members are concerned that future unit owners may attempt to seek their written permission to modify the limited common elements in a similar fashion and assert that the existence of this one deck provides justification for the construction of future decks; and
>
> In the event the board receives a request to allow a similar modification, the board will evaluate each such request on its own merits and will consider, among other things, the desirability of allowing the unit owners generally to encroach upon the common or limited common elements of the condominium.

DATED this 4 day of FEBRUARY 2003.

Al Kunz, board member

Gene Eral, board member

Mary Meyer, board member

Resolution of the Board of Directors of Brookfield Terrace Condominium Owners' Association, Inc.

IT IS RESOLVED, by the Board of Directors of Brookfield Terrace Condominium Owners' Association, Inc., pursuant to the authority granted it under Chapter 703 of the Wisconsin Statutes and the association's declaration and by-laws, that:

Section 5.03 of the declaration allows a unit owner to alter his/her floor plan or otherwise modify a unit provided that the owner has obtained the written consent of the Declarant (during the period of Declarant control) or the board;

The Board of Directors has given its consent to the modification of any ranch-style units limited to common elements, allowing a ranch-style unit owner to install an awning, conditioned on the following:

1. Awnings are approved for ranch style condominiums only.
2. A deposit is not required.
3. Owner must keep awning clean and bug free.
4. A yearly maintenance check will be required.
5. Color must match the building.
6. Each building must have same style awning.
7. Awnings must be covered in winter.
8. Awnings must be closed when not in use.

In the event the board receives a request to allow a similar modification, the board will evaluate each such request on its own merits and will consider, among other things, the desirability of allowing the unit owners generally to encroach upon the common or limited common elements of the condominium.

DATED this 15th of May, 2007.

Frank Cappozzo (President)

Robert Schmitz (Vice-President)

Michelle Mirhoseini (Secretary)

Carol Hallisch (Treasurer)

Pat Fox-Pierce (Board Member)

Resolution of the Board of Directors of Brookfield Terrace Condominium Owners' Association, Inc.

IT IS RESOLVED, by the Board of Directors of Brookfield Terrace Condominium Owners' Association, Inc., pursuant to the authority granted it under Chapter 703 of the Wisconsin Statutes and the association's declaration and by-laws, that:

The rules and regulations regarding satellite dishes shall be amended as follows:

1. The size of the dish shall be not greater than 24-inches in diameter, unless a larger size, not greater than 36-inches in diameter is necessary to receive the signal subscribed for through the satellite dish carrier.
2. The top of the satellite dish shall be no greater than 42-inches from the ground.
3. The location shall be in the decorative bed, which is preferable . . . and as close to the building as possible.
4. The dish shall be shielded by shrubbery (which the homeowner agrees to maintain, prune and replace if they die or become hideous) on the back and sides of the dish and the front below the lowest portion of the lower diameter of the dish itself.
5. WIRE entry into building must be hidden from view; it cannot be run up or across the side of your building. You may not drill into the siding. (Note: wire can be tucked under downspouts, corner sections, in brick or between the siding panel) (Note: no wires may be strung up the building).
6. If you are a tenant the condo owner may look to you for damages; however, the condo association will look to the condo owner to take care of, repair all damage and payment for same. At no time is the Condo Association to be billed for any repairs.
7. Owner has 30 days from date of notification of any violations to correct them or the condo association may have the repairs done and bill the homeowner for the cost of repairs, corrections, etc.
8. Prior to installation of any dish the homeowner must first obtain approval of the Board of Directors through the use of the approved form "Request to install DSS (Satellite Dish)".

DATED this 15th of October, 2007.

Frank Cappozzo (President)

Robert Schmitz (Vice-President)

Michelle Mirhoseini (Secretary)

Carol Hallisch (Treasurer)

Pat Fox-Pierce (Board Member)

Resolution of the Membership of
Brookfield Terrace Condominium Owners' Association, Inc.

WHEREAS, section 7.06 of the Declaration provides that household pets may be kept in units only if in strict compliance with the Association's Rules and Regulations, and

WHEREAS, section 6.02 of the Association By-Laws provides that any portion of the "Rules and Regulations may be amended or rescinded by the unit owners representing sixty-seven percent (67 %) of the units at any annual or special meeting...", and

WHEREAS, at the November 19, 2007 Annual Meeting, greater than 67 % of the quorum in attendance voted to amend the existing Rules and Regulations regarding household pets,

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Members of Brookfield Terrace Condominium Owners' Association, Inc., pursuant to the authority granted it under Chapter 703 of the Wisconsin Statutes and the association's declaration and by-laws, that:

Section 1 of the Rules and Regulations is hereby amended as follows;

1. Residents may own 1 dog (excluding pit bulls, rottweilers or any other breed which are scientifically deemed by the board to be vicious) and 2 cats with no weight restrictions. In all other respects, the pet rule will mirror that of the Town of Brookfield Ordinance governing the same, which current ordinance is attached hereto and incorporated herein, by reference;

12.07 DOGS AND OTHER DOMESTICATED ANIMALS. (Cr. 06/07/1994)

(1) PUBLIC POLICY. It is hereby declared necessary in the interests of public health, safety, and welfare that the keeping of dogs and other domesticated animals within the Town be regulated to prevent them from becoming public nuisances.

(2) DOGS RUNNING AT LARGE.

(a) LEASH REQUIRED. No owner or keeper of any dog shall permit the same to run at large at any place within the Town unless accompanied by and under the control of the owner or keeper, or any member of the household, of such dog. For purposes of this section, a dog shall not be deemed to be under control unless the dog is secured by a leash or other restraining device. This section shall not prevent any dog running at large upon premises owned or occupied by the owner or keeper of such dog.

(b) RESIDENCE LIMITED TO ONE DOGS. No person shall keep more than one (1) dogs over the age of 5 months upon any premises within any residential district within the Town, except in a dog pound or licensed kennel. The residential district is any part of the Town in which two (2) or more occupied residences are within 500' of each other. Premises include contiguous lands owned or occupied by the same owners or tenants.

(c) CARE OF DOGS. The owner or keeper of any dog shall properly water and feed it at regular intervals and shall keep the premises occupied by it in a sanitary condition.

(d) DOG PROHIBITION. No owner or keeper of any dog shall permit, for any reason whatsoever, their dog to be upon any grounds or premises publicly owned by the Town used for park and recreation purposes, except persons who are led by a dog specially trained to lead blind persons.

(e) No owner or keeper of any dog shall permit or allow the dog to:

1. Excessively bark, yelp or howl so as to -annoy or disturb any neighbor or neighborhood.

2. Deposit feces on any public or private property unless immediately picked up by the owner or keeper, his own property excepted.

(3) CATS.

(a) RESIDENCE LIMITED TO TWO CATS.
No person shall keep or maintain more than two (2) cats over the age of 6 months in any household in the Town.

(b) RUNNING AT LARGE PROHIBITED. No owner or keeper of any cat shall permit or allow his cat to run at large within the Town. The definition of running at large in subpar. (2) above is applicable in the paragraph.

(4) HARBORING CERTAIN ANIMALS PROHIBITED. No person shall own, harbor or keep any dog, cat or other animal in a domesticated environment which:

(a) Habitually pursues any vehicle upon any public street, alley or highway or is allowed to run at large.

(b) Assaults or attacks any person.

(c) IS VICIOUS. A showing that a dog or other animal has bitten, attacked or injured any person shall constitute a prima facie showing that such dog or animal is vicious.

(d) Habitually barks, crows, cries, screeches, howls or makes any other loud or annoying sound which greatly disturbs the peace and quiet of a neighborhood or of any 2 or more persons within the Town.

(e) Has not been licensed as required by the

ordinances of the Town and the laws of the State.

(5) DOG LICENSE. Every owner of a dog more than 5 months of age on January I of any year shall annually, at the time and in the manner provided by law, pay for dog license tax and obtain a license therefor. The license year shall commence on the first day of each January and end on the 31st day of the following December.

(6) CONFINEMENT AND DISPOSITION.

(a) CONFINEMENT OF OFFENDING, OR RUNNING ANIMALS. The Police Department or any officer appointed by the Town Board may apprehend any dog or other animal found running at large within the Town or which does any of the things prohibited under sub. (3), except par. (c), and confine the same in a suitable place.

(b) DISPOSITION OF UNCLAIMED ANIMALS. The Police Department or the keeper of a pound shall keep all dogs or other animals apprehended for 7 days (unless sooner claimed by the owner or keeper). If any dog or other animal is not reclaimed by the rightful owner within such time, the dog or other animal may be delivered to the Humane Society.

(c) OWNER TO PAY COSTS. The owner or keeper of any animal so confined in the pound may reclaim such animal at any time before the same is disposed of upon payment of all costs and charges incurred by the Town in impounding and keeping such animal.

DATED this 19th of November, 2007.

Robert Schmitz (President)

Richard Pausch (Vice-President)

Jacki Madigan (Secretary)

Carol Hallisch (Treasurer)

Pat Fox-Pierce (Board Member)

DISCLOSURE MATERIALS
REGULATING

BY-LAWS

BROOKFIELD TERRACE
CONDOMINIUM OWNERS' ASSOCIATION

AMENDMENTS/ADDITIONS TO BY-LAWS

MANAGEMENT CONTRACT:

Realty Results incorpor
appointed to Manage the Broo
1997. Agent for the Manager

Brookfield Terrace Condo Assoc.
Mary J. Nachreiner
1135 Riley Road
Hartford, WI 53027

l, Wi. 53045 was
Association July 1,
60

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: **Brookfield Terrace Condominiums**

How is the condominium association managed?

- What is the name of the condominium association? Brookfield Terrace Condominium Owners' Association, Inc.
- What is the association's mailing address? c/o Ogden & Company, Inc., 1665 N. Water Street, Milwaukee, WI 53202
- 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? Ogden & Company, Inc. (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? Ogden & Company, Inc., 1665 N. Water St., Milw. WI 53202 (414) 276-5285, info@ogdenre.com, website: www.ogdenre.com
- For specific information about the management of this association, see Declaration, Article XI; Bylaws, Article I, Section 1.01; Article VI, Section 6.02(2)

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? Two (2) plus two (2) on driveway
- How many outside? Two spaces (2) on Driveway – but only parking for twenty-four (24) hours before being moved.
- How many inside? Two (2) in Garage [check all that apply]
  - ☐ Common element
  - ☒ Limited common element
  - ☒ Included as part of the unit
  - ☐ Separate nonvoting units
  - ☐ Depends on individual transaction

- Do I have to pay any extra parking fees (include separate maintenance charges, if any)?
  ☒ No
  ☐ Yes, in the amount of $_____ per _____.
  ☐ Other: _____
- Are parking assignments reserved or designated on the plat or in the condominium documents?
  ☒ No
  ☒ Yes – Where? Driveways are designated on the Plat attached to the Declaration.
- 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? Driveway where they are guests
- What are the parking restrictions at this condominium? All motor vehicles must be licensed and operable. No portion of the common elements, including Unit driveways, can be used for the parking, storage or operation of motor homes, campers, truckers over one-ton capacity, snowmobiles, ATVs, or other commercial or recreation-type vehicles. Small non-operational vehicles, such as off-road motorcycles, snowmobiles, boats, go-carts, must be stored in the garage and cannot be driven on Association property. Unit owners must park vehicles in garage. All permissible vehicles can be parked in the driveway for no more than twenty-four (24) hours without being moved. Permitted vehicles include passenger cars, light trucks up to B plate, properly licensed street motorcycles. Minor auto repairs to a resident-owned vehicle are limited to those that can be completed in the Unit's garage. Motorcycles must be parked on the driveway or in garage, not on sidewalks or grassy areas. All cars must be removed from driveways and roads after all 2-inch snow falls.
- For specific information about the parking of this condominium, see Declaration, Article VII, Sections 7.07-7.08; Rules & Regulations, Section P.

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? Dogs & Cats with no weight restrictions
- What are some of the major restrictions and limitations on pets? Pets older than six (6) months must be spayed or neutered. No pets may be tied/staked or penned outside of unit or kept in garage. Residents may own one (1) dog and two (2) cats. No pit bulls, rottweilers or other breed which are scientifically deemed by the Board to be vicious). Dogs and cats must be leashed outside and under the control of the Owner or other member of the Unit carrying a means of waste removal. Pets must be licensed as required by the local town ordinances and the laws of the state. Waste must be immediately removed from common elements—a container outside of the Unit is not a proper disposal of pet waste. Dog houses and cages are not allowed. Pets cannot be fed outside of the Unit or in the common area. No exotic pets allowed (EX: snakes, tarantulas, iguanas). All pets must be registered with the Association via the BTCOA Pet Registration Form.
- For specific information about the condominium pet rules, see Declaration, Article VII, Rules & Regulations, Section G.

May I rent my condominium unit?

- Are unit rentals allowed? ☐ No ☒ Yes
- If yes, what are the major limitations and restrictions on unit rentals? A Unit may not be leased for less than one (1) month. A Unit may not be leased during the first year of ownership (excluding owners who leased their units before 6/1/2014). All off premise unit owners who are leasing unit must have on file with the Board of Directors a current lease that complies with Bylaws, as specified in Wisconsin statutes 703.315. Emergency phone numbers and names of tenants must be provided to the Association on the BTCOA Leasing Registration Form. Owner must provide the Association with the BTCOA Leasing Registration Form. Tenants must be supplied a copy of the Rules & Regulations and the Bylaws. Signs offering a Unit for rent are limited to one (1) window sign not larger than 24" by 30".
- For specific information about renting units at this condominium, see Declaration, Article VII, Section 7.13; Rules & Regulations, Section D.

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? ☒ No ☐ Yes
- If yes, what are the major amenities and features? N/A
- 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? $ N/A
- For specific information about special amenities, see N/A

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair the Unit in good order, condition and repair in a clean, safe and sanitary condition, including unit fixtures. Unit fixtures include improvements which are permanent in nature, such as interior non-load bearing walls, interior doors, window and door glass, cabinetry, electric wirings and light fixtures, wall to wall floor coverings, plumbing fixtures and pipes, heating and A/C systems, water heater, exhaust fans and such other built in or permanent improvements or appliances within the Unit. Owners are responsible for maintaining entry/storm/garage doors, including locks, springs, rollers, and hinges. Painting of exterior doors and trim is Owner responsibility, in Sherwin Williams Superpaint Exterior Latex Satin, Super White. Owners are responsible for maintenance and replacement of windows
- For specific information about unit maintenance and repairs, see Declaration, Article V, Section 5.02, Article III, Section 3.04; Rules & Regulations, Sections H, I, J

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

- Common elements maintenance, repair and replacement is performed as follows: Association responsibility, done as necessary so long as not due to the negligence of owners.

- How are repairs and replacements of the common elements funded?
  ☐ Unit owner assessments
  ☐ Reserve funds
  ☒ Both
  ☐ Other: _____
- For specific information about common element maintenance, repairs and replacements see Declaration, Article V, Section 5.01, Article IV, Section 4.01
- How are repairs and replacements of the limited common elements funded?
  ☐ Unit owner assessments
  ☐ Reserve funds
  ☒ Both
  ☐ Other (*specify*): _____
- Limited common element maintenance, repairs and replacement is performed as follows: By Association, and LCE include driveways, patios, front sidewalks to Unit

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No

Is there a Statutory Reserve Account? ☐ Yes ☒ No

- For specific information about this condominium's reserve funds for repairs and replacements, see Declaration, Article VI, Sections 6.01 to 6.05
- Reserve Account balance: $ 967,794.69 , as of the date this Executive Summary was prepared.

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? N/A
- 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 Declaration, Article VI, Section 6.15

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

- Has the declarant reserved the right to expand? ☐ No ☒ Yes
- If yes, how many additional units may be added through expansion? 114
- When does the expansion end? Expansion period ended December 6, 2003.
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see Declaration, Article XIII

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

- Describe the rules, restrictions and procedures for altering a unit: No unit owner may alter the floor plan or otherwise modify the Unit without the written consent of the Association. Unit Owners must not perform any act or work which would impair the structural soundness or integrity of a building, the safety of the property, or impair any easement. Owners should use the BTCOA Building and Grounds Form to request permission for building alterations. No attachments may be made to the exterior of a Unit (including signs, antennas, hose reel attachments, plaques, plant hangers, etc.)
- Describe the rules, restrictions and procedures for enclosing limited common elements: No Unit Owner shall make any alteration, change or improvement to common or limited common elements without Association consent. Ranch style units may install an awning, with Board approval, that meets the following requirements: (1) awnings are for ranch style condos only; (2) a deposit is not required; (3) Owner must keep awning bug free and clean; (4) a yearly maintenance check is required; (5) the color must match the building; (6) each building must have the same style awning; (7) awnings must be covered in winter; and (8) awnings must be closed when not in use. Owners should use the BTCOA Building and Grounds Form to request permission for building alterations. No attachments may be made to the exterior of a Unit (including signs, antennas, hose reel attachments, plaques, plant hangers, etc.). No permanent structures are allowed in the mulch areas, grass areas, driveways and patios.
- For specific information about unit alterations and limited common element enclosures, see Declaration, Article V, Section 5.03; Resolution of Board of Directors, dated May 15, 2007 (available in Bylaws); Rules & Regulations, Section H, Subsection 10, 12, Section L, Subsection 1.

Can any of 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, by laws 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 Declaration, Article XV, Section 15.0; Bylaws, Article X

Other restrictions or features (optional): For Fire Safety restrictions, see Rules & Regulations, Section F; for additional building-related restrictions, see Rules & Regulations, Section H; For Antenna/Satellite Restrictions, see Rules & Regulations, Section K; for Common Area restrictions, see Rules & Regulations, Section L.

Does the Association have the right of first purchase:

☒ No
☐ Yes

Does the Association charge a transfer fee:

☐ No
☒ Yes. If so, how much? $ Two months of Association dues, paid by Buyer.

Does the Association charge a disclosure material fee:

☐ No

☒ Yes. If so, how much? The actual cost of furnishing the information or $50.00, whichever is less pursuant to Sec. 703.20(2)(a) Wis. Stat.

Does the Association charge a payoff statement fee?

☒ No, for one payoff statement issued within a two-month period.

☐ Yes. If so, how much? $_____

☒ Other (*specify*): Pursuant to Wis. Stats. Sec. 703.335(4), for each additional payoff requested during that two month period there is a $25.00 charge.

This Executive Summary was prepared on 4/30/2019 (insert date)
By: Attorney Lydia J. Chartre (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.

Fund Balance Sheet

Properties: Brookfield Terrace - c/o Elite Properties, Inc. 700 Larry Court Waukesha, WI 53186-1803

As of: 01/31/2021

Accounting Basis: Cash

GL Account Map: Brookfield Terrace

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
115000	Operating Cash	85,082.40		85,082.40
117000	Reserve Account		561,640.00	561,640.00
118000	Contingency Fund		64,773.48	64,773.48
119000	Byline/Ridgestone Money Market		49,991.99	49,991.99
120000	Sunset Money Market		241,598.47	241,598.47
123000	Sunset CD-01/22/21 2.25%		80,971.11	80,971.11
	Total Cash	**85,082.40**	**998,975.05**	**1,084,057.45**
	TOTAL ASSETS	**85,082.40**	**998,975.05**	**1,084,057.45**
	LIABILITIES & CAPITAL			
	Liabilities			
230000	Prepaid	6,660.19		6,660.19
	Total Liabilities	**6,660.19**	**0.00**	**6,660.19**
	Capital			
330000	Retained Earnings	885,955.92		885,955.92
	Calculated Retained Earnings	23,422.10	0.00	23,422.10
	Calculated Prior Years Retained Earnings	3,782.30	164,236.94	168,019.24
	Total Capital	**913,160.32**	**164,236.94**	**1,077,397.26**
	TOTAL LIABILITIES & CAPITAL	**919,820.51**	**164,236.94**	**1,084,057.45**

BROOKFIELD TERRACE CONDOMINIUM OWNERS' ASSOCIATION, INC.

Maintenance & Repair Duties

ITEM	ASSOCIATION MAINT./REPAIR/ REPLACE	OWNER MAINT./REPAIR/ REPLACE	DOC. REF.	NOTES
Air Conditioner		X	Decs. Art. III; V(5.02)	
Air Ducts		X	Decs. Art. III; V(5.02)	
Added modifications to unit		X	Decs. Art. III; V(5.02)	
Bathtub		X	Decs. Art. III; V(5.02)	
CO Detectors		X	Decs. Art. III; V(5.02)	
Cable wiring	X		Decs. Art. IV(4.01); V(5.01)	
Cabinets-Bath & Kitchen		X	Decs. Art. III; V(5.02)	
Ceiling fans		X	Decs. Art. III; V(5.02)	
Chimneys	X		Decs. Art. IV(4.01); V(5.01)	
Decks/Balconies, including free standing	X		Decs. Art. IV(4.01); V(5.01)	
Dishwasher		X	Decs. Art. III; V(5.02)	
Door bell fixture and unit		X	Decs. Art. III; V(5.02)	
Doors		X	Decs. Art. III; V(5.02)	this includes maintenance and painting of interior and exterior doors and door frames
Driveway	X		Decs. Art. IV(4.01); V(5.01)	
Drywall cracks		X	Decs. Art. III; V(5.02)	
Electrical wiring in wall		X	Decs. Art. III; V(5.02)	
Fireplace		X	Decs. Art. III; V(5.02)	
Floor coverings		X	Decs. Art. III; V(5.02)	
Front door		X	Decs. Art. III; V(5.02)	including painting and any other maintenance
Furnace including exhaust vent		X	Decs. Art. III; V(5.02)	
Garage door		X	Decs. Art. III; V(5.02)	including painting and any other maintenance
Garage door opener		X	Decs. Art. III; V(5.02)	
Garage door track		X	Decs. Art. III; V(5.02)	
Garbage disposal		X	Decs. Art. III; V(5.02)	
Gas lines/meter	X		Decs. Art. IV(4.01); V(5.01)	
Gutters & downspouts	X		Decs. Art. IV(4.01); V(5.01)	
Lawn	X		Decs. Art. IV(4.01); V(5.01)	
Light fixtures w/in Units and attached		X	Decs. Art. III; V(5.02)	includes fixture outside units door
Light fixtures-Common	X		Decs. Art. IV(4.01); V(5.01)	

Light bulb, garage		X	Decs. Art. III; V(5.02)	
Mailbox/newspaper box	X		Decs. Art. IV(4.01); V(5.01)	
Microwave		X	Decs. Art. III; V(5.02)	
Painting interior		X	Decs. Art. III; V(5.02)	
Painting exterior	X		Decs. Art. IV(4.01); V(5.01)	everything other than doors, door frames, windows, and window
Patio/deck doors		X	Decs. Art. III; V(5.02)	including painting and any other maintenance
Patios	X		Decs. Art. IV(4.01); V(5.01)	
Plugged drains		X	Decs. Art. III; V(5.02)	
Pipes	X		Decs. Art. IV(4.01); V(5.01)	exclusing plumbing pipes
Plumbing pipes only		X	Decs. Art. III(3.04); V(5.02)	these are specifically defined as unit
Refrigerator		X	Decs. Art. III; V(5.02)	
Roof	X		Decs. Art. IV(4.01); V(5.01)	
Satellite dish		X	Rules & Regs Amend Item 18	
Screen, window, storm door, patio		X	Decs. Art. III; V(5.02)	
Shower		X	Decs. Art. III; V(5.02)	
Shrubs and trees	X		ByLaws Art. IX(9.02)	
Sidewalks & stoop	X		ByLaws Art. IX(9.02)	
Siding	X		ByLaws Art. IX(9.02)	
Sinks		X	Decs. Art. III; V(5.02)	
Smoke detectors		X	Decs. Art. III; V(5.02)	
Snow removal	X		ByLaws Art. IX(9.02)	
Sprinkler heads/system	X		Decs. Art. IV(4.01); V(5.01)	
Street maintenance	X		Decs. Art. IV(4.01); V(5.01)	
Toilets		X	Decs. Art. III; V(5.02)	
Trees	X		ByLaws Art. IX(9.02)	
Thermostats		X	Decs. Art. III; V(5.02)	
Washer & dryer		X	Decs. Art. III; V(5.02)	
Water heater		X	Decs. Art. III; V(5.02)	
Water softeners		X	Decs. Art. III; V(5.02)	
Watering, lawn, shrubs, trees	X		ByLaws Art. IX(9.02)	
Windows & Screen		X	Decs. Art. III; V(5.02)	
Windows, interior staining		X	Decs. Art. III; V(5.02)	

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The disclosure materials which the seller is required by law to provide to each prospective condominium unit purchaser contain the following documents and exhibits:

1. **Declaration.** The declaration establishes and describes the condominium, the units and the common elements. The declaration begins at page 1-1 of those disclosure materials.

2. **Amendments to the Declarations and floor plans.** The seller has provided a floor plan of the units being offered for sale and a plat of the condominium which shows the locations of the units and all facilities and the common elements which are part of the condominium. The floor plan and plat are shown beginning at page 1-22 of these disclosure materials.

3. **Articles of Incorporation and Certificate of Incorporation.** The operation of this condominium is governed by the Association, of which each unit owner is a member. Powers, duties, and operation of the Association are specified in its Articles of Incorporation. The Articles of Incorporation begin at page 2-1 of these disclosure materials.

4. **By-Laws.** The By-laws contain rules which govern the Association and affect the rights and responsibilities of unit owners. The By-Laws begin at page 3-1 of these disclosure materials.

5. **Amendments to By-Laws.** The amendments to the By-Laws begin at page 4-1 of these disclosure materials.

6. **Projected annual operating budget.** The Association incurs expenses for the operation of the condominium which are assessed to and paid monthly by the unit owners. The projected operating budget is an estimate of those charges which are in addition to individual unit owner mortgage, insurance, utility and real estate tax payments. The budget begins at page 5-1 of these disclosure materials.

7. **Rules and Regulations.** The condominium Association is empowered to establish reasonable rules and regulations governing the use of the units and the common elements. The initial rules and regulations are set forth beginning at page 6-1 of these disclosure materials.

8. **Amendments for Rules and Regulations.** The amendments to the Rules and Regulations begin at page 6-3 of these disclosure materials.

9. **Request Forms.** Request Forms begin at page 7-1 of these disclosure materials.

10. **Executive Summary.** The Executive Summary begins at page 8-1 of these disclosure materials.

11. **Statutory Reserve Statement.** The Statutory Reserve Statement begins at page 9-1 of these disclosure materials.

12. **Management Company Contract.** The current Management Company Contract begins at page 10-1 of these disclosure materials.

DECLARATION

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OF
BROOKFIELD TERRACE, A CONDOMINIUM
BROOKFIELD, WISCONSIN

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