Executive Summary
Plum Ridge Condominium Association, Inc.

Order: GH9CTY4YJ
Address: 6601 Mariner Dr Unit 6
Order Date: 10-26-2026
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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: Plum Ridge Condominium Homes

How is the condominium association managed?

- What is the name of the condominium association? Plum Ridge Condominium Owners Association, Inc.
- What is the association's mailing address? c/o Ogden & Company, Inc., 1665 N. Water St., 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, website & e-mail address for association management or the contact person? Address: 1665 North Water Street Milwaukee, Wisconsin 53202, Milwaukee, Wisconsin 53202; Phone: 414-276-5285, Email: condosupport@ogdenre.com
- For specific information about the management of this association, see Articles of Incorporation, Article IV, Section D; Bylaws, Article II, Section 3

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? 1-2
- How many outside? 1-2

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- How many inside? 1-2 [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? Plat
- 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? Visitor Parking Spaces
- What are the parking restrictions at this condominium? All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter for snow plowing services. No storage of boats, trailers, or other non-passenger vehicles. Garage doors must remain closed when not being used to enter, exit, load, or unload. Additionally, there is no parking in front of any garage door, unless you are loading, unloading, or cleaning your vehicle.
- For specific information about the parking of this condominium, see Rules and Regulations: Parking

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? Small household pets
- What are some of the major restrictions and limitations on pets? No animals, livestock or poultry of any kind used or intended to be used for commercial purposes shall be raised, bred, or kept on the property. One pet is allowed per unit. No exotic pets are allowed, including but not limited to, snakes, rats and loud birds. Pets may be no more than 25 pounds (lbs.) when fully grown. Each pet must be licensed and inoculated in accordance with local law. Any excrement left by your pet must be picked up immediately and disposed of properly. Pets are not allowed to urinate on shrubs or bushes. When outside of their unit, pets must be leashed and in the control of a unit owner or designated person. Residents are responsible for damage to common elements and if the Association incurs expenses related to the actions of a unit

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owner's pet, those will be assessed back to the unit owner. Exterior pet housing is not permitted. No pets shall be permitted to cause a nuisance or unreasonable disturbance. Any pet which causes such a nuisance or disturbance to a unit owner shall be permanently removed from the unit at the order of the Board of Directors.

- For specific information about the condominium pet rules, see Rules and Regulations: Pets; Declaration, 10(C); Bylaws, Article V, Section 12 (f)

May I rent my condominium unit?

- Are unit rentals allowed? ☐ No ☒ Yes
- If yes, what are the major limitations and restrictions on unit rentals? No lease shall be for a term of less than twelve (12) months. No unit owner may lease his or her unit unless the Unit Owner has occupied the unit for at least two (2) years before the lease becomes effective. There shall be no exceptions to this occupancy requirement without approval of the Board of Directors. No more than twenty-five percent (25%) of all units located on the Property may lease at any time. At least twenty (20) days prior to the proposed effective date of any lease, the unit owner proposing to lease his or her unit must provide the Board of Directors with a copy of the proposed lease, and shall furnish the Board of Directors with such additional information as the Board of Directors may reasonably request. Requests to lease shall be dated stamped and shall be considered by the Board of Directors in order of receipt. If the Board of Directors, in its reasonable opinion, finds that the proposed lease is contrary to the best interest of the unit owners or the Association, it may prohibit such lease by written notice to such owner. The approval by the Board of Directors of any lease shall in no way constitute an opinion by the Board of Directors as to the legality or enforceability of such lease or any provision contained in the lease. All proposed leases shall include a provision whereby the tenant agrees to abide by the terms of the Declaration, these Bylaws and any rules and regulations adopted by the Board of Directors (collectively, the "Governing Documents") to the same extent as a unit owner would be required to abide by the same, and an acknowledgment by the tenant that he or she has received copies of such documents prior to executing the lease. Upon approval of any lease by the Board of Directors, such lease may not be materially revised without first submitting the proposed revision to the Board of Directors, which may, in its reasonable discretion, approve or deny such proposed revision by written notice to the unit owner and the tenant. No unit may be leased to a number of occupants in violation of reasonable municipal or state guidelines for occupancy. Units may not be subsequently subleased by a tenant, unless such tenant and the unit owner follow the procedure as outlined in the by-laws for rental of a unit. In the event that title to a unit is received in any manner by a new unit owner as a result of the death of a prior unit owner who did reside in the unit for at least two (2) years before death, and the new unit owner does not intend to reside in the unit, the new owner shall not be prevented from leasing the unit in compliance with Section 5 of the Bylaws, even though the twenty-five percent (25%) limit on leases may be exceeded.
- For specific information about renting units at this condominium, see Bylaws, Article VII, Section 5

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? ☐ No ☒ Yes

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- If yes, what are the major amenities and features? Pool
- 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 Rules and Regulations: Pool Rules

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair all items in their Unit including, replacement of windowpanes and glass doors (if any), and all items that are structural or nonstructural, ordinary or extraordinary in nature.
- For specific information about unit maintenance and repairs, see Bylaws, Article V, Section 11; Declaration, 3

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: by the Association.
- 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: Bylaws, Article V, Section 11(b); Declaration, 4
- 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: All maintenance, repairs and replacements to the common and limited common elements (unless necessitated by the negligence, misuse or misconduct of a unit owner, in which case the expense shall be charged to the unit owner) shall be made by the Board of Directors and be charged to all the unit owners as a common expense.

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 Bylaws, Article V, Section 1
- Reserve Account balance: $160,739.75, 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?

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- 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? _____
- 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 N/A

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? N/A
- When does the expansion end? N/A
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see N/A

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

- Describe the rules, restrictions and procedures for altering a unit: A unit owner may make additions, improvements or alterations within the unit which do not impair the structural integrity or lessen the support of any portion of the Property. Any alterations requiring a building permit must have written consent from the Board of Directors.
- Describe the rules, restrictions and procedures for enclosing limited common elements: Any alterations requiring a building permit must have written consent from the Board of Directors. No unit owner shall make any change in, nor affix anything to, the exterior of the building containing the unit or of any portion of the property.
- For specific information about unit alterations and limited common element enclosures, see Bylaws, Article V, Section 14; Declaration, 5

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, 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 Bylaws, Article XIII; Declaration, 11

Other restrictions or features (optional): _____

Does the Association have the right of first purchase:

☒ No
☐ Yes

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Does the Association charge a transfer fee:

☐ No

☒ Yes. If so, how much? Three (3) times the current monthly assessments in any given fiscal year. See: Rules and Regulations: Transfer Fee (10/10/2022)

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. 703.33(2m)(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 August, 31, 2025 (insert date)
By: Attorney James J. Campbell (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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Monthly Balance Sheet

Properties: Plum Ridge Condo Homes Association - 6939 Mariner Dr. Racine, WI 53406
As of: 08/31/2025
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	4,892.30
1030	Cash-Savings-Money Market	126,586.65
1100	Cash-Reserve-Roofs	4,351.40
1110	Cash-Reserve-Asphalt	24,909.40
	Total Cash	160,739.75
	TOTAL ASSETS	160,739.75
	LIABILITIES & CAPITAL	
	Liabilities	
9999-2	Prepaids	7,555.00
	Total Liabilities	7,555.00
	Capital	
3000	Owner's Capital	-7,000.00
3100	Transfer to/from Savings	-87,813.56
9999-5	Retained Earnings	110,497.97
	Calculated Retained Earnings	61,113.60
	Calculated Prior Years Retained Earnings	76,386.74
	Total Capital	153,184.75
	TOTAL LIABILITIES & CAPITAL	160,739.75

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