Condominiums on the Green
Executive Summary
February 1, 2021

Pursuant to Section 703.33(1)(h) of the Wisconsin Statutes, this is the Executive Summary for Condominiums on the Green. This Executive Summary replaces and supersedes any prior Executive Summary for either Condominiums on the Green or Condominium on the Green II, and were prepared as a result of the merger of Condominiums on the Green Condominium Association, Inc. with Condominium on the Green II Condominium Association, Inc., with the survivor association being Condominiums on the Green Condominium Association, Inc.

1. **Condominium Identification.** The name of the condominium is Condominiums on the Green.

2. **Expansion Plans.** There are no plans to expand the Condominium.

3. **Governance.** The name and address of the condominium association is the Condominiums on the Green Condominium Association, Inc., (the **"Unit Owner's Association"**). There is currently no third party manager of the Association and the Condominium. Questions concerning the Condominium may be directed to the President of the Association. The current President of the Association is Jerry Pagel, 500 River Road, Unit 2, Columbus, WI 53925, (734) 330-4100, jerrypagel122@gmail.com.

4. **Special Amenities.** None.

5. **Maintenance and Repair of Units.** Each Unit Owner shall be responsible for the maintenance and repair of the Units owned by the Unit Owner, as described in Section 9.1 of the Declaration, and all equipment, fixtures and appurtenances to such Units.

6. **Maintenance, Repair and Replacement of Common Elements and Limited Common Elements.** The Unit Owner's Association shall be responsible for the maintenance, repair and replacement of the Common Elements and certain Limited Common Elements, as described in Sections 9.2 and 9.3 of the Declaration. With the exception of that portion of the Limited Common Elements that are part of the exterior structure comprising the Condominium or otherwise visible to other Unit Owners or the general public (including (i) all exterior doors; (ii) all water repelling membranes; (iii) windows and skylights serving any Unit; (iv) the mailbox serving, and reserved for the exclusive use of, each Unit; and (v) all driveways; each Unit Owner shall be responsible for the decoration, furnishing, housekeeping, maintenance, repair, replacement, general cleanliness and presentability of the Limited Common Element which use is reserved to the Unit.

7. **Rental of Units.** Unit Owners may lease their Units provided such Unit Owners comply with all of the terms and conditions set forth in Section 20.6 of the Declaration and any rules and regulations regarding the leasing of Units adopted by the

Unit Owner's Association from time-to-time. Units may only be rented for a term of twelve (12) months or less at any one time.

8. Alterations. A Unit Owner may make improvements or alterations within his or her Unit, provided such improvements and alterations comply with all of the terms and conditions set forth in the Declaration, including the terms and conditions set forth in Section 10.1 of the Declaration. Alterations to and enclosures of the Limited Common Elements are prohibited, except as expressly permitted by the Declaration.

9. Parking. Garages and driveways are included with each Unit. Driveways are limited common elements.

10. Pets. Pursuant to Section 20.3 of the Declaration, pets are permitted, but are strictly subject to rules and regulations adopted by the Board of Directors of the Unit Owner's Association from time-to-time. Currently, the Declarant will permit up to two (2) pets. Other pet requests, including less common pets such as ferrets, lizards and birds, will be reviewed by the Declarant or the Association Board of Directors on a case by case basis.

11. Reserves. As is reflected in the annual budget, which is made a part of the Disclosure Materials provided herein, there is a reserve account established for the repair and replacement of Common Elements and Limited Common Elements. The reserve account is not a statutory reserve account under Section 703.163 of the Wisconsin Statute; rather, it is managed pursuant to the provisions set forth in the Declaration and the By-laws of the Unit Owner's Association.

THIS EXECUTIVE SUMMARY IS INTENDED TO BRIEFLY SUMMARIZE THE PERTINENT PROVISIONS OF THE DISCLOSURE MATERIALS AND CANNOT BE RELIED UPON AS CORRECT OR BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, PLEASE REVIEW THE PARTICULAR PROVISIONS OF THE DISCLOSURE MATERIALS REFERENCED IN THE EXECUTIVE SUMMARY.