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 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: St. Andrew Square Condominium

How is the condominium association managed?

- What is the name of the Condominium Association? St. Andrew Square Condominium Association, Inc.
- What is the Association's Mailing Address? c/o Ogden & Co., Inc., 1665 N. Water St., Milwaukee, WI 53202.
- How is the Association Managed? The Association is managed by a management agent or company.
- Whom should I contact for more information about the Condominium and the Association? Ogden & Company, Inc. Condominium Management
- What is the address, phone, number, fax number, web site & e-mail address for association management or the contact person? 1665 N. Water Street, Milwaukee, WI 53202, 414-276-5285 (phone); Website: www.ogdenre.com; Email: info@ogdenre.com

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 1-2. How many parking spaces outside? 0. How many parking spaces inside? 1-2. □Common element □ Limited common element; ☒ Included as part of the unit; □ Separate voting 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 (*specify*):
- Are parking assignments reserved or designated on the plat or in the condominium documents? □ No ☒ Yes.
- 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 is available.
- What are the parking restrictions at this condominium? Junked, inoperative or unlicensed vehicles shall not be permitted anywhere on the Condominium. Trailers, vans, trucks, campers, camping trucks, house trailers, boats, boat trailers, motorcycles, mopeds, motorized bicycles, snowmobiles, or land vehicles or the like shall not be stored, parked or placed on the Condominium except in such places and at such times as the Board of Directors may permit by rules promulgated relative to such storage, parking or placement. No vehicle shall occupy, park upon or otherwise block access to a Unit's exit or approach. Overnight street parking is prohibited.
- For specific information about the parking of this condominium, see Dec. Art. 7 Section 4; Rules & Regulations: Buildings and Grounds.

May I have any pets at this condominium? ☐ No ☒ Yes

- If yes, what kinds of pets are allowed? Dogs, cats, and caged birds.
- What are some of the major restrictions and limitations on pets? No reptiles or uncaged birds are allowed. No more than 2 pets per unit. No pet may be more than 25 pounds or 26 inches at shoulder height. No pet may be unleashed or unattended in any Common Element. All pet waste must be immediately picked up and removed.
- For specific information about the condominium pet rules, see Dec. Art. 7 Section 3; Rules & Regulations: Pets.

May I rent my condominium unit? ☐ No ☒ Yes

- If yes, what are the major limitations and restrictions on unit rentals? A copy of each lease must be submitted to the Board. All leases must be in writing. No lease may have term of less than 30 days. No rooms may be rented and no transient tenants accommodated.
- For specific information about renting units at this condominium, see Dec. Art 7.

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. If yes, what is the cost? $___
- 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 components or installations within or used by the Unit, including but not limited to, all utility lines and installations, the heating and air conditioning system for the Unit, fixtures, appliances, interior surfaces of the perimeter walls of the Unit and all other walls within the Unit, flooring and ceilings, windows, window frames and doors, including all glass and locks in windows and doors.
- For specific information about unit maintenance and repairs, see Dec. Art. 6 Section 1.

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: The Association shall maintain in good condition and repair, replace and operate all of the Common Elements.
- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify):
- For specific information about common element maintenance, repairs and replacements, see Dec. Art. 6 Section 2.
- Limited common element maintenance, repairs and replacement are performed as follows: The Unit owner shall keep the limited common element patios, decks or balconies in a clean and neat condition, clear of snow, ice end water.
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☐ Both ☒ Other (specify): Unit Owner expense for maintenance.
- For specific information about limited common element maintenance, repairs and replacements, see Dec. Art. 6 Sec. 1.

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

- Is there a Statutory Reserve Account (*see note on page 4)? ☒ No ☐ Yes
- Balance of reserves $55,690.64 as of June 30, 2018.
- For specific information about this condominium's reserve funds for repairs and replacements, see Wis. Stat. §703.163.

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 – If 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 Dec Art. 5 Sec. 7; Dec. Art. 14.

Has the declarant (developer) reserved the right to expand this condominium in the future? ☐ No ☐ Yes. ☒The expansion period has expired.

- If yes, how many additional units may be added through expansion? N/A.
- When does the expansion period end? N/A.
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see Dec. Art. 10.

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

- Describe the rules, restrictions and procedures for altering a Unit: No Unit owner shall decorate or alter the exterior of a Unit or the Common Elements without the prior written consent of the Board of Directors.
- Describe the rules, restrictions and procedures for enclosing limited common elements: No awnings, enclosures, storm windows or doors shall be installed on patios or balconies.
- For specific information about unit alterations and limited common element enclosures, see Dec. Art. 6 Section 4.

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 Dec. Art. 12; Bylaws Art. 8.

Does the association have a first right of purchase for my unit? ☒ No ☐ Yes – Describe these provisions:_____.

Are there transfer fees when conveying ownership of the Unit? ☒ No ☐ Yes – Describe these provisions: N/A.

- For specific information about transfer fees, see Dec. Art. 5 Section 6.

Disclosure Material Fee: The actual cost of furnishing the information or $50.00 whichever is less pursuant to Sec. 703.20 (2) (a) Wis. Stat.

Payoff Statement Fee: NA

This Executive Summary was prepared on July 12, 2018 by Attorney Jason L. Johnson.

***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.