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: Hampden Pines Condominium

How is the condominium association managed?

- What is the name of the condominium association? Hampden Pines Condominium
- What is the association's mailing address? c/o Elite Properties, 700 Larry Ct Waukesha WI 53186
- 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? Elite Properties (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? 700 Larry Ct Waukesha WI 53186
- For specific information about the management of this association, see Katherine Guden

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? 4
- How many outside? 2
- How many inside? 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? _____
- 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? 82 spaces
- What are the parking restrictions at this condominium? Parking only in garages, driveways, or guest spaces
- For specific information about the parking of this condominium, see Declaration 2.1 and 7.5; Rules and Regulations

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? Dogs, cats, birds, fish
- What are some of the major restrictions and limitations on pets? Dogs leashed, cats indoors only
- For specific information about the condominium pet rules, see Dec. Art 7 & 7.4; Rules and Regulations

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 fewer than 6 months per lease; no more than 12 months per lease
- For specific information about renting units at this condominium, see Dec. Art 7 and 7.3; Rules and Regulations

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? Onsite pond
- 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 _____

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair anything inside the unit
- For specific information about unit maintenance and repairs, see Declaration Art 2 and 2.1 and Art. 6 and 6.1

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:

association per annual budget

- 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 Art. 5 and 5.1 and Art. 6 and 6.2; Bylaws Art. 7
- 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, as needed

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 current Association financials statements
- Reserve Account balance: $257,793.10, 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? _____
- 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 _____

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

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

- Describe the rules, restrictions and procedures for altering a unit: see governing documents
- Describe the rules, restrictions and procedures for enclosing limited common elements: No limited common elements may be enclosed
- For specific information about unit alterations and limited common element enclosures, see Governing documents

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. 11 and 11.1; Bylaws Art. 9 and Art. 5 and 5.3

Other restrictions or features (optional): _____

Does the Association have the right of first purchase:

☒ No
☐ Yes

Does the Association charge a transfer fee:

☒ No
☐ Yes. If so, how much? _____

Does the Association charge a disclosure material fee:

☐ No
☒ Yes. If so, how much? $25.00 plus postage

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*): _____

This Executive Summary was prepared on February 12, 2026 (insert date)
By: Linda Brakel, President of Board of Directors (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: Hampden Pines Association, Inc. - 700 Larry Court Waukesha, WI 53186
As of: 01/31/2026
Accounting Basis: Cash
GL Account Map: Hampden Pines
Level of Detail: Detail View

Account Name	Total
ASSETS	
Cash	
Operating Cash	22,050.98
Reserve Account	257,793.10
Total Cash	**279,844.08**
TOTAL ASSETS	**279,844.08**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid	17,935.00
Total Liabilities	**17,935.00**
Capital	
Appfolio Opening Balance Equity	254,228.76
Calculated Retained Earnings	1,040.07
Calculated Prior Years Retained Earnings	6,640.25
Total Capital	**261,909.08**
TOTAL LIABILITIES & CAPITAL	**279,844.08**

DISCLOSURE DOCUMENTS

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

THESE DISCLOSURE MATERIALS, GIVEN TO YOU AS REQUIRED BY LAW, AND, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY MAY BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE, OR, IF THE SELLER DELIVERS A COVER SHEET AND AN INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, TO DETERMINE IF ANY DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

LIST OF DISCLOSURE and GOVERNING DOCUMENTS

1. EXECUTIVE SUMMARY
2. DECLARATION
3. BYLAWS
4. ARTICLES OF INCORPORATION
5. MANAGEMENT CONTRACT
6. CURRENT ANNUAL OPERATING BUDGET
7. FLOOR PLAN AND PROPERTY MAP
8. HAMPDEN PINES OWNER'S HANDBOOK (of Rules and Regulations)

Electronically Recorded
4740505
WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend
Recorded On: 10/09/2023 9:29:34 AM
Total Fee: $30.00 Page(s): 26
Transfer Tax: $0.00

The above recording informationverifies that this document has been electronically recorded and returned to the submitter.

SEVENTH AMENDED AND RESTATED DECLARATION

HAMPDEN PINES CONDOMINIUM

Record this document with the Register of Deeds

Name and Return Address:
Lydia J. Chartre, Esq.
Husch Blackwell LLP
511 North Broadway,
Suite 1100
Milwaukee, WI 53202

(See Exhibit B for Parcel Numbers)

Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

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SEVENTH AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF HAMDEN PINES CONDOMINIUM

This Seventh Amended and Restated Declaration of Condominium of Hampden Pines Condominium (this "Declaration") is made and entered into by the Hampden Pines Association, Inc., pursuant to the Wisconsin Condominium Ownership Act, Wis. Stat. 703.01, et seq. (the "Act").

RECITALS

A. The Association and its Unit Owners own certain real property (the "Property") which is legally described on the attached Exhibit A, upon which has been constructed Buildings, containing a total of ninety (90) individual dwelling Units, together with certain other improvements in connection therewith.

B. By the recording of the Original Declaration, as Document Number 2216347 in Waukesha County, Wisconsin, the Property, Buildings, and other improvements were submitted to the condominium form of ownership and established certain easements, rights, restrictions, and obligations with respect to the ownership, use, and maintenance of the Property and all components thereof.

C. The Original Declaration was recorded on May 28, 1997 with the Waukesha County Register of Deeds as Document No. 2216347, as amended by several recorded Amendments thereto, including the First Amendment to Declaration recorded on April 28, 1998 as Document No. 2312310, Second Amendment to Declaration recorded on December 3, 1998 as Document No. 2394172, Third Amendment to Declaration recorded November 19, 1999 as Document No. 2521710, Fourth Amendment to Declaration recorded March 22, 2000 as Document No. 2547872, Fifth Amendment to Declaration recorded July 11, 2002 as Document No. 2820165 and the Sixth Amendment to Declaration recorded September 12, 2003 as Document No. 3063483, and the Board desires to prepare, and has caused to be prepared, a single document consolidating the Declaration, the Amendments, and current provisions of the Act into one document (hereafter referred to as the "Amended and Restated Declaration"), to provide the Board, Owners and others with a convenient document that restates the substantive provisions of the Declaration and reflects the accumulated Amendments for ease of reference.

NOW, THEREFORE, the Association and its Unit Owners, by this Declaration (i) Amend and Restate the Original Declaration; (ii) submit the Property, the Buildings, and other improvements to the condominium form of use and ownership as provided in the Act; (iii) establish and impose certain provisions, restrictions, conditions, easements, and uses upon the Property; and (iv) specify that the provisions of this Declaration shall constitute covenants running with the land which shall be binding on all current and future owners and occupants of all, or any part of, the Property described on Exhibit A.

ARTICLE 1.

DEFINITIONS

The following terms shall have the assigned definitions:

1.1 Act. The "Act" shall mean the Wisconsin Condominium Ownership Act, as currently set forth at Chapter 703 of the Wisconsin Statutes and as the same shall be amended or renumbered from time to time.

1.2 Association. The "Association" shall mean the Hampden Pines Association, Inc., the members of which shall be all owners of Units in the condominium. The Association shall be administered by a Board of Directors pursuant to Bylaws adopted by such Board.

1.3 Association Insurance. "Association Insurance" shall mean all policies of insurance required to be maintained by the Association under this Declaration.

1.4 Board. The "Board" or "Board of Directors" shall be the governing body of the Association, elected in conformance with the Bylaws.

1.5 Building. A free-standing structure located on the Property and containing either two (2) or eight (8) individual condominium Units.

1.6 Bylaws. The "Bylaws" shall mean the Bylaws of the Association, as adopted and amended from time to time, in order to provide for its governance and to facilitate its administration of the condominium.

1.7 Common Elements and Limited Common Elements. The "Common Elements" shall consist of all of the condominium except for the Units and are composed of two categories. Certain Common Elements are available for the nonexclusive use and enjoyment of all Unit owners and are referred to simply as the "Common Elements." Other Common Elements are limited to the use of an individual Unit to which they are appurtenant and are referred to in this Declaration as "Limited Common Elements."

1.8 Condominium. The "Condominium" shall be known as Hampden Pines Condominium and shall mean the Property together with the Units and improvements as are currently constructed or as may hereafter be constructed on the Property, including, without limitation, landscaped areas and other amenities, driveways, parking areas, walkways, fixtures, and surface or subsurface improvements for sanitary and storm sewers, water, gas, electric, telephone and other utility installations.

1.9 Condominium Governing Documents. The "Condominium Governing Documents" are this Declaration, the Articles of Incorporation, Bylaws of the Association, and such Rules and Regulations as may be adopted by the Board pursuant to this Declaration or the Bylaws.

1.10 Declaration. "Declaration" shall mean this Amended and Restated Declaration of Condominium for Hampden Pines Condominium as the same may be amended from time to time.

1.11 Interest. "Interest" shall mean the proportionate undivided interest in the Common Elements held by an owner of a particular Unit, which undivided interest has been determined pursuant to Section 3.1.

1.12 Mortgagee. "Mortgagee" shall mean the holder of a recorded first lien mortgage against a Unit or the vendor under a recorded land contract.

1.13 Occupant. "Occupant" shall mean the Unit owner as defined below, and/or any other person residing in a Unit, or portion thereof, under a lease or other arrangement with the owner.

1.14 Plat of Condominium or **Condominium Plat**. "Plat of Condominium" or "Condominium Plat" shall mean that certain plat of condominium as comprised of a plat of survey of the Property, Building floorplans, Unit addresses, and description recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and as the same may be amended from time to time.

1.15 Property. The "Property" shall mean the real estate and all improvements constructed and such portions of the real estate subject to this Declaration, as described on Exhibit A.

1.16 Rules and Regulations. The "Rules and Regulations" are part of the Condominium Governing Documents and may be adopted and amended by the Board of Directors as more fully set forth in the Bylaws. The Rules and Regulations are also sometimes referred to as the "Hampden Pines Handbook."

1.17 Unit. "Unit" shall mean a separate freehold estate, consisting of the space bounded and described as defined in Article 2 and reserved for residential use. Floor plans for each Unit type are attached to the Original Declaration as Exhibit C and incorporated herein by reference only.

1.18 Unit Owner. "Unit Owner" (sometimes referred to in the Bylaws as "Member") shall be deemed to include both fee simple owners of Units and purchasers of Units under a recorded land contract.

ARTICLE 2.

DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES

The Condominium has been divided into the following separate freehold estates:

2.1 Units. Ninety (90) separate freehold estates, each called a "Unit," collectively. The "Units" with addresses as set forth at Exhibit B, each consisting of one or more cubicles of air at one or more levels of space, having outer boundaries formed

by the interior undecorated surfaces of (i) exterior perimeter walls, (ii) walls in common with other Units, and (iii) ceilings, floors, and foundations of the Buildings. All drywall within a Unit shall be a part of that Unit. Each Unit shall also include the space within the garage, all windows and doors including, without limitation, overhead garage doors, window and door frames, glass, locks, and all mechanical and utility installations which exclusively service the Unit. Units shall be legally described using the Building street address assigned by the municipality and its specific Unit number or letter designation.

2.2 Common Elements; Limited Common Elements. The Limited Common Elements are mailboxes, balconies, decks, front entryways, and driveways immediately adjacent to garages and are reserved for the exclusive use of the Unit Owner and Occupants of the Unit to which appurtenant. The Common Elements shall consist of all of the Condominium except the Units and the Limited Common Elements. Supply lines, waste lines, pipes, wires, conduits, or public utility lines running through a Unit which serve more than one Unit shall be Common Elements to the extent not owned and/or maintained by any public utility, governmental authority, or cable television company. Attempted conveyances, encumbrances, judicial sales, or other transfers of an interest in Common Elements without the Unit to which such interest is appurtenant shall be void.

ARTICLE 3.

INTEREST AND COMMON ELEMENTS

3.1 Ownership. Each Unit Owner shall have an undivided share in the Common Elements commensurate with its Interest. The Interest appurtenant to each Unit submitted to the Act by this Declaration is determined as the percentage equivalent of a fraction where the numerator is one and the denominator is the number of all Units then subject to this Declaration (1/90, or 1.111%). Each Unit Owner shall have a nonexclusive right of ingress and egress over and across the Common Elements as necessary and convenient for access to such Unit Owner's Unit. Such rights shall be exercised in accordance with this Declaration and any rules and regulations adopted by the Board.

3.2 Common Expenses and Surpluses. All common expenses and surpluses shall be allocated among all Unit Owners according to their respective Interests.

3.3 Application of Surpluses. All common surpluses of the Condominium derived from Association Dues and assessments for each of its fiscal years shall be retained for common expenses of the Condominium for the next succeeding fiscal year, or added to the reserve account, at the discretion of the Board of Directors.

ARTICLE 4.

ASSOCIATION OF UNIT OWNERS

4.1 Administration. The Association has been incorporated and has adopted Bylaws for its governance and administration of the Condominium. The Association shall administer the Condominium acting through its Board of Directors which shall be

appointed and/or elected as provided in the Bylaws. The Association shall have all powers as provided by the Act, by law, this Declaration, and Bylaws.

4.2 Membership and Voting. Each Unit Owner shall be a member of the Association and membership shall commence and terminate with ownership. Each member shall be vested with one (1) vote for each Unit owned. The manner of casting ballots shall be as set forth in the Bylaws.

4.3 Management. The Association may employ a professional management agent or company for the Condominium with such experience and qualifications and on such terms and conditions as are acceptable to the Board. Any such agreement must be terminable without cause upon proper notice without payment of any penalty.

4.4 Approvals. The Association, acting through the Board, may approve or disapprove any proposal for a modification or installation submitted to it pursuant to this Declaration. In its consideration of any Unit Owner petition for Board approval, the Board shall consider: the visibility of the proposed modification or installation and its appearance to other Units, whether the proposed modification constitutes an inconsistency with the desired uniform appearance of Building exteriors, and any other criteria the Board deems desirable or appropriate. The Board will also consider structural safety, level of disruption required, and the opinion of any other Unit Owner as to the proposed modification, if any such opinions are offered. The Board may make additional Rules and Regulations to support this Section.

ARTICLE 5.

DUES AND ASSESSMENTS

5.1 Budget and Dues; Special Assessments. The Association shall annually adopt a budget of common expenses and levy Dues (as the term is defined in the Bylaws) and assessments as provided in this Declaration and in the Bylaws against each Unit consistent with its Interest. The budget shall provide for the funding of an adequate replacement reserve out of the Dues. The Association may also levy a special assessment on all Unit Owners for any purpose, and a special assessment or fine on a particular Unit Owner for the purpose of collecting any amounts due the Association or enforcing compliance of such Unit Owner with any provision of the Condominium Governing Documents. The Board may adopt a rule to impose uniformly enforced charges for Association-provided services related to transfer of Units at the time of sale.

5.2 Installments; Late Payments. Dues shall be assessed on an annual basis, but shall be due and payable in monthly installments on the first day of each month. Any Dues, assessment, or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the Bylaws or established by the Board by rule. A Unit Owner who falls three or more months in arrears may have a lien placed on his/her Unit and may be subject to legal action.

5.3 Enforcement; Liens. If a Unit Owner defaults in any payment, the Association shall take appropriate measures as provided by law. The defaulting Owner shall be responsible for all costs incurred by the Association in seeking to enforce payment including the Association's actual attorney fees. Unit Owners shall be both personally liable for Dues and assessments and a lien shall be imposed against such Unit Owner's Unit for same, provided, however, such lien shall be subordinate to the lien of a first mortgage recorded prior to the due date of the delinquent Dues/assessment to the extent set forth in the Act. Liens for unpaid Dues and assessments as provided in the Act shall also extend to and secure interest, fines, and reasonable costs of collection including the actual attorneys' fees incurred by the Association incident to the collection of Dues and assessments or enforcement of liens. The Association may purchase a Unit upon the foreclosure of its lien.

5.4 Association Statements. Within ten (10) days of a written request from a Unit Owner or Mortgagee, the Association shall provide a letter stating the existence of outstanding Dues or special assessments against the Unit, if any.

ARTICLE 6.

MAINTENANCE AND ALTERATIONS

6.1 Unit Owner Responsibility. Each Unit Owner at the Unit Owner's sole cost, shall:

6.1.1 Perform routine maintenance, repair, and replacement of all components or installations within the Unit Owner's Unit so that they are maintained in good condition and repair, which Unit components and installations include, but are not limited to, utility lines and installations, if any, servicing only the Unit, heating and air conditioning systems for the Unit, fixtures, appliances, interior and 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;

6.1.2 Paint and decorate all interior walls and surface areas within the Unit;

6.1.3 Repair and replace any portion of the Common Elements damaged through the fault or negligence of such Unit Owner or such Unit Owner's family, guests, invitees, or tenants or any other occupants of the Unit;

6.1.4 Be responsible for the reasonable security and safety of such Unit and shall be liable for damages caused to any other Unit(s), or the Common Elements, to the extent not covered by insurance, as a result of a breach of such security; and

6.1.5 Keep the Limited Common Elements appurtenant to such Unit Owner's Unit in an orderly and clean condition. In addition, the Unit Owner shall be responsible for the maintenance, repair, and replacement of any Board-

approved additions/improvements within the Limited Common Elements including, but not limited to, awnings, steps, etc.

6.2 Association Responsibility. Except as provided in Section 6.1, the Association shall maintain in good condition and repair, replace, and operate all Common Elements, including the Limited Common Elements, including, but not limited to, mailboxes, groundskeeping, trash removal, and snow removal from driveways and walkways.

6.3 Unit Owner Violation; Association Right to Cure. If any Unit Owner fails to properly maintain its Unit or any part or portion thereof, or alters the Unit, Limited Common Element, or Common Element in such a way that harms or threatens to harm the Property and fails to cure the same, which failure continues for a period of fifteen (15) days following written notice from the Association stating with specificity the maintenance which is required, the Association shall have the right, but not the obligation, to perform or cause to be performed such maintenance, replacement, or restoration as the Association deems necessary or appropriate. Expenses incurred by the Association shall be assessed against the Unit Owner and shall be subject to all rights and remedies reserved under this Declaration with respect to collection, expense, late payment penalties or interest, filing of a lien, and/or foreclosure as reserved at Article 5 of this Declaration.

ARTICLE 7.

RESTRICTIONS ON USE AND OCCUPANCY

7.1 Residential Purposes Only. Each Unit shall be occupied and used only for residential purposes and for no other purpose. No trade or business other than activity related to rental residential use or as may be specifically set forth in the Rules and Regulations shall be carried on anywhere on the Condominium.

7.2 Exterior Alterations. No Unit Owner shall paint, decorate, or alter the exterior of a Unit or the Common Elements, without the prior written approval of the Board acting pursuant to Section 4.4. No security or doorbell cameras, awnings, shutters, enclosures, windows or doors, or fixed grills shall be installed unless first approved by the Board.

7.3 Signs. No Unit Owner may erect, post or display posters, signs, or advertising material on the Common Elements, or at locations within a Unit which are visible from the Common Elements, without the prior written consent of the Board, except that a Unit Owner may erect or post a temporary sign of customary and reasonable dimension relating to the open house of a Unit for sale or lease and as authorized by law and otherwise set forth in the Rules and Regulations. Where Board consent is sought and obtained, the permitted signs will be erected and maintained in accordance with all ordinances, rules, regulations, and conditions applicable thereto. "Signs" as used herein shall be construed and interpreted in the broadest possible sense and shall include any

placard, poster, or other device as may be affixed to the interior of any exterior windows so as to be visible from the exterior of the Building.

7.4 Hot Tubs. No hot tub, sauna, or similar device shall be installed on any balconies, decks, and front entryways without previously obtaining Association approval in the manner prescribed in Section 4.4.

7.5 Grills. The use of grills and outdoor cooking equipment must follow state and local laws related to fire code.

7.6 Storage. Balconies, decks, and front entryways shall not be used for storage of any kind, including, but not limited to, the storage of motorcycles, baby carriages, bicycles, or wagons, nor shall balconies, decks, and front entryways be used for the drying or airing of laundry, carpets, rugs, or clothing.

7.7 Leases of Units. All leases shall be in writing and for terms of not less than six (6) months, nor more than one (1) year. Each Occupant shall comply with all provisions of all Condominium Governing Documents and each Occupant's lease shall provide that a breach of the Condominium Governing Documents shall be deemed a default under the lease. Notwithstanding the foregoing, a Unit Owner shall be responsible to the Association and each other Unit Owner for any breach of any provision of the Condominium Governing Documents caused by an Occupant of such Unit Owner's Unit. The Association shall give the Tenants 30 days' notice to cure such violation; notice will be given to both the Tenants and Unit Owners at the same time. Individual rooms within a Unit shall not be rented and no transient tenants shall be accommodated.

7.8 Animals. Unit Owners may keep no more than two (2) animals per Unit; provided, however, that:

7.8.1 No animal shall exceed twenty inches (20") in height when measured from the base of its forepaw to the top of the corresponding shoulder;

7.8.2 No animal is permitted on any of the Common Elements while unattended or unleashed;

7.8.3 The individual attending the animal shall immediately dispose of any and all of the animal's solid waste in the manner prescribed by the Association;

7.8.4 The owner of the animal shall comply with such further rules of animal ownership as may be promulgated by the Association; and

7.8.5 If the Board of Directors determines that an animal has become a nuisance or harmful in any way to the condominium or any Unit Owner or Occupant therein, it may order that the animal be removed, per the terms of this Section 7.8 or any additional rules as may in the future be adopted by the Board pertaining to animals are violated. Any and all costs of repairing damage caused by an animal shall be borne by its owner.

7.8.6 Any Unit Owner failing to comply with this Section or any part thereof, shall, absent unusual circumstances under which the Board determines that some lesser or other remedial action is appropriate, be assessed with a monthly animal fee as published in the current "Schedule of Fees in Section I: The Hampden Pines Handbook." Animal fees shall be collected in the same manner as Dues and assessments under Article 5.

7.8.7 Notwithstanding anything to the contrary herein, possession of animals on the Condominium shall not be considered a privilege and not a property right.

7.9 No Obstructions. No person shall cause or permit the Common Elements to be used as to deny any Unit Owner or Occupant the full use of the Common Elements.

7.9.1 No person shall occupy, park, or otherwise use a vehicle so as to block access to driveways or roadways. Temporary parking for loading or unloading is allowed with prior Board approval.

7.9.2 Exterior storage of trailers, campers, camping trucks, boats, or other marine craft, house trailers, motorcycles, mopeds, motorized bicycles, snowmobiles, land vehicles, inoperative or unlicensed vehicles, or the like shall not be permitted on the Condominium.

7.9.3 No vehicle maintenance or lubrication shall be permitted anywhere in the Condominium. However, it is permitted to wash cars in driveways or perform maintenance inside garages.

7.9.4 No playground equipment, bicycle racks, or other obstructions shall be placed on the Common Elements except as the Board permits by rule or regulation.

7.10 Waste. Unit Owners shall keep their Units and Limited Common Elements appurtenant thereto clean and litter free.

7.10.1 No trash or recycling containers may be put out more than twelve (12) hours before pick-up time and shall not be permitted to remain at the curb for more than twelve (12) hours after pick-up time.

7.10.2 Accumulations of waste, litter, excess or unused building materials, other than in appropriate receptacles, is prohibited.

7.10.3 The Association reserves the right to require uniform waste receptacles throughout the Condominium. Such right shall be exercised by written notice to the Unit Owners who shall then be responsible for obtaining such uniform receptacles at the individual Unit Owner's Expense.

7.10.4 Each Unit Owner shall comply with present and future federal, state, and local laws, ordinances, regulations, and orders regarding the collection, sorting, separating, and recycling of waste products.

7.10.5 Each Unit Owner shall hold harmless and indemnify the Association and each other Unit Owner for the indemnifying Unit Owner's failure to observe this Section 7.6.

7.11 Satellite Dishes, Antennas and Security Cameras. Satellite dishes, antennas and security cameras may be installed, but only as set forth in the Rules and Regulations.

7.12 Temporary Structures. Except as authorized by the Board of Directors, no structure, trailer, tent, shack, or barn, temporary or otherwise, shall be placed or maintained on any portion of the Property without written Board approval pursuant to Section 4.4.

7.13 Quiet Enjoyment. Each Unit Owner shall have the right to use its Unit in accordance with this Declaration and applicable law, free from unreasonable interference from each other Unit Owner, all Occupants, and other invitees.

7.14 Noxious Activity. No use or practice shall be allowed on the Condominium which is immoral, improper, or offensive in the opinion of the Board or which is in violation of the Condominium Governing Documents. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

ARTICLE 8.

RECONSTRUCTION AND CONDEMNATION

8.1 Reconstruction. Reconstruction or repair in the event of fire, casualty, or disaster shall be in accordance with this Article. In the event of fire, casualty, or any other disaster affecting one or more of the Units in any Building or other improvements on or within the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless otherwise determined as provided below. Reconstruction and repair shall mean restoring the Damaged Premises to substantially the same condition as existed prior to the fire, casualty or disaster. The Association shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

8.2 Insufficient Proceeds. If the insurance proceeds are insufficient to reconstruct or repair the Damaged Premises, then, subject to Section 8.3, the Unit Owners of all Units shall be assessed for the deficiency according to their Interests. The provisions of Article 5 shall apply to all sums assessed for any deficiency.

8.3 Partition. Notwithstanding anything to the contrary contained in Section 8.2, if the insurance proceeds are insufficient to reconstruct or repair the Damaged

Premises, then the Condominium shall be subject to an action for partition upon obtaining the written consent of at least 75% of the Unit Owners and Mortgagee approval as provided in Section 12.3. If such approval is not obtained within 30 days from the date of adjustment of insurance proceeds following the fire, casualty, or other disaster, then no such action for partition shall be available under this Section 8.3 and the provisions of Section 8.2 shall apply. In the case of partition, the entire Condominium shall be sold and the net proceeds of sale, together with any net proceeds of insurance (all of such net proceeds of sale and insurance hereinafter called the "Partition Proceeds"), shall be considered as one fund and shall be divided among all Unit Owners in accordance with their Interests.

8.4 Control of Restoration. The Association shall have the sole power to settle adjustments with the insurance carrier for policies purchased by the Association. If the Damaged Premises are solely within a Unit or Units owned by the same owner, the Association may permit such Unit Owner to settle adjustments, except that no such adjustment shall cause an increase in premium or a decrease in coverage afforded. The Association shall have the sole power to engage contractors to restore the Damaged Premises, provided that a Unit Owner's recommendations regarding restoration of a Unit shall be accepted, if reasonable. If the insurance proceeds are insufficient for complete restoration because of additional work within a Unit requested by a Unit Owner, the Association shall apply to the restoration of such Unit only that portion of the proceeds of insurance which the insurance carrier shall specify is applicable to the particular Damaged Premises and such Unit Owner shall pay to the Association the deficiency caused by the additional requested work prior to performance of the work.

8.5 Condemnation. If the Condominium or any portion thereof are taken under the power of eminent domain or sold in settlement or anticipation of any pending or threatened proceeding, the provisions of this Section shall control. The Association shall have the exclusive right of appeal of the necessity of the taking and amount of the condemnation award with respect to any condemnation. Any settlement or decision on an appeal by the Association as to the Common Elements shall be binding upon all Unit Owners. Damages shall be awarded and Interests shall be adjusted as follows:

8.5.1 Each Unit Owner is entitled to the entire award for the taking of all or part of its Unit and Limited Common Elements appurtenant to such Unit and for consequential damages pertaining to same.

8.5.2 If no reconstruction is undertaken, any award for the taking of Common Elements shall be allocated among all Unit Owners in proportion to their respective Interests.

8.5.3 Where one or more entire Unit(s) are taken, the Interests and votes on Association matters appertaining to the remaining Units shall be adjusted post-condemnation in the same manner as following an expansion of the Condominium. A partial taking of a Unit shall not include the Interest or vote appurtenant to the Unit. If Interests or votes are affected, the Association shall record an amendment which discloses the nature of the taking and adjustments caused thereby.

8.5.4 Following the taking of all or a part of the Common Elements, the Association shall promptly undertake to restore the improvements of the Common Elements to an architectural whole. Costs of restoration in excess of the condemnation award shall be a common expense. If the taking diminishes the Condominium such that reconstruction or restoration is not practical in the opinion of the Board, the entire Condominium shall be subject to an action for partition upon obtaining the written consent of 75% or more of the Unit Owners, with Mortgagee approval, as provided in Section 12.3.

8.5.5 Upon partition, the net proceeds of sale of the Condominium, together with any net proceeds of the award for taking, shall be considered as one fund, and divided among all Unit Owners in accordance with their Interests. If the 75% approving vote is not obtained within thirty (30) days of the Board decision, then reconstruction shall take place with costs of restoration of Common Elements in excess of condemnation proceeds assessed against all Unit Owners in proportion to their Interests.

ARTICLE 9.

INSURANCE

9.1 Property Damage Insurance. The Board of Directors of the Association shall obtain, to the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightening, windstorm, hail, snow storm, and other risks normally included within risk of loss extended coverage, including vandalism and malicious mischief, insuring all Common Elements, Limited Common Elements, Units and Unit upgrades or betterments, together with all service machinery appurtenant thereto, as well as all personal property belonging to the Association, but excluding any Unit Owner's personal property, in an amount equal to the full replacement value, with code upgrades, without deduction for depreciation. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against Unit Owners, the Association, and their respective agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more Unit Owners, or the Association, or their agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The Board of Directors shall obtain a third-party insurance appraisal, to be updated at least every five (5) years, to determine the full replacement value of the Property insured.

9.2 Additional Insurance. In addition to the insurance required above, the Board shall obtain, to the extent available in the normal commercial marketplace with the costs thereof to be borne as a Common Expense:

9.2.1 Worker's compensation insurance;

9.2.2 Liability insurance providing coverage in an amount not less than one million dollars ($1,000,000) per occurrence for injury, including death, and property

damage covering the Association, the Board of Directors, officers, and all agents and employees of the Association, and all Unit Owners and other persons entitled to occupy any Unit or other portion of the Property;

9.2.3 Directors and Officers Insurance covering the officers, directors, property managers and volunteers;

9.2.4 Fidelity insurance covering officers, directors, property managers, employees, and other persons who handle or are responsible for handling Association funds. Such insurance shall be in an amount at least equal to no less than three (3) months' operating expenses plus reserves on hand as of the beginning of the fiscal year and shall contain waivers of any defense based upon the exclusion of persons serving without compensation; and

9.2.5 Such other insurance, including cyber or automobile insurance, as it deems necessary.

9.3 Insurance Deductible. In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Governing Documents in the absence of insurance. If the cause of loss originates within a Unit, the Unit Owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one Unit or a Unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the Unit(s) and/or Common Elements where the loss originated.

9.4 Unit Owner Insurance. The Unit Owners shall be responsible for and shall obtain insurance coverage for:

9.4.1 The personal property within the Unit;

9.4.2 Coverage A with special perils coverage added, which changes the perils covered from "named perils" to "all risks unless excluded," which insurance should also cover Building/Additions and Alterations/Improvements and Betterments in an amount of at least the Association's master policy deductible(s);

9.4.3 Loss assessment coverage, at a minimum limit of the maximum amount that the insurer will cover, of the Association's master policy deductible(s);

9.4.4 Special perils contents coverage; and

9.4.5 Sewer backup and sump pump failure coverage.

9.5 Acts Affecting Insurance. No Unit Owner or Occupant shall commit or permit any violation of covenants or agreements contained in any of the Association Insurance, or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might result in termination of any such policies,

adversely affect the right of recovery thereunder, result in reputable insurance companies refusing to provide such insurance, or result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, unless, in the case of such increase, the Unit Owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance or with respect to any policy of insurance carried by any Unit Owner shall be increased over the rate charged for the lowest-rated Unit: by the size, design or composition of the Unit; by reason of anything done or kept in a Unit; the failure of any Unit Owner or Occupant to comply with Association Insurance requirements; or the failure of any Unit Owner or Occupant to comply with this Declaration or the Bylaws, then the particular Unit Owner shall reimburse the Association for the resulting additional premiums. The Association reimbursement right is without prejudice to any other Association remedy and may be enforced by special assessment against the particular Unit.

9.6 Exclusions From Coverage. Association Insurance coverage shall exclude coverage on any personal property located within or pertaining to the exclusive use of a Unit and liability coverage on a Unit Owner, its guests, invitees, employees, or any other Occupants of such Unit, arising out of any occurrences within a Unit and/or relating in any way to a Unit Owner's personal property. It is the sole responsibility of each Unit Owner to obtain such insurance coverage as are excluded from Association Insurance.

ARTICLE 10.

AMENDMENT OF DECLARATION

10.1 General. Except as otherwise provided herein, this Declaration may be amended only by the written consent of Unit Owners representing at least sixty-seven percent (67%) or more of the total allocated votes of the Association. A Unit Owner's written consent is not effective unless approved by its Mortgagee, if any, to the extent set forth in the Act. Amendments shall be prepared and executed by the President of the Association and shall become effective when recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded.

ARTICLE 11.

RIGHTS OF MORTGAGE HOLDERS

11.1 Notice. Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor of a Unit mortgage and the Unit number or address, any such mortgage holder, insurer or guarantor will be entitled to timely written notice of:

11.1.1 Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing its mortgage;

11.1.2 Any thirty (30) day delinquency in the payment of assessments owed by the owner of the Unit on which it holds a mortgage or any breach of the provisions of any instrument or rule governing the Condominium which is not cured by such Unit Owner within thirty (30) days of such Unit Owner's receipt of notice of such breach;

11.1.3 A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

11.1.4 Any proposed action that requires the consent of a specified percentage of eligible mortgage holders as specified below or in Article 11 hereof.

11.2 Mortgagee Acquisition of Unit. A Mortgagee acquiring title to a Unit pursuant to remedies provided in its mortgage or by a deed in lieu of foreclosure following a Unit Owner's default under the mortgage shall not be liable for such Unit's unpaid assessments accruing prior to the Mortgagee's acquisition of title to the Unit (except to the extent that any uncollected assessments may be included in any subsequent budget or revision to a budget).

11.3 Other Provisions. Mortgagees shall also be afforded the following rights:

11.3.1 Any restoration or repair of the Condominium after a partial condemnation or damage due to an insurable hazard, shall be performed substantially in accordance with this Declaration and the original plans and specifications, with all proceeds of insurance or condemnation applied to restoration, unless other action is approved by at least 67 percent (67%) of Mortgagees, to the extent set forth in the Act.

11.3.2 Any election to terminate, partition, or subdivide the Condominium and/or abandon, partition, subdivide, encumber, sell, or transfer Common Elements (except as to granting of easements for utilities or other purposes) and/or partition or subdivide any Unit, requires approval of 67 percent (67%) of Mortgagees, to the extent set forth in the Act.

11.4 Condominium Instruments. The Association shall make available to Unit Owners, and to holders, insurers, or guarantors of any mortgage of a Unit, current copies of the Condominium Governing Documents and the books, records, and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours, or under other reasonable circumstances. "Mortgage" as used in this Declaration includes a land contract for a Unit.

11.5 Audited Statements. If so requested in writing by a Mortgagee, the Association shall have an audited statement for the preceding fiscal year of the Association prepared within one hundred twenty (120) days of the end of the Association's fiscal year, at Association expense. Upon written request by any Mortgagee or insurer or

guarantor of a first mortgage secured by a Unit, a copy of such statement shall be provided.

ARTICLE 12.

CLAIMS AND REMEDIES

12.1 Unit Owner Claims: Mediation and Arbitration Requirements. In the event that a Unit Owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties cannot agree upon an arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The Unit Owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must be commenced with the arbitrator within one year of the date that the Unit Owner or resident knew, or should have known, of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration, at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also have the option of arbitrating a claim against a Unit Owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above.

12.2 Attorney's Fees. The prevailing party in any claim brought by or against the Association or a Director by a Unit Owner or resident shall be entitled to recover their attorney's fees and costs. In addition, for any claim that is mediated or arbitrated as set forth in Section 12.1 above, the Association is entitled to recover its pre-mediation and/or pre-arbitration attorney's fees and costs if it is ultimately the prevailing party.

12.3 Damages. The Association may assess a Unit Owner the actual damages the Association incurs from the Unit Owner's (its resident's, occupant's, or guest's) failure to abide by the Condominium Declaration, Bylaws, or Rules and Regulations (the "Condominium Governing Documents"). Where appropriate, the Association may also fine for violations of the Condominium Governing Documents, and a schedule of progressive fines shall be set forth in the Rules and Regulations. There shall be a Grievance Procedure set forth in the Rules and Regulations, whereby a Unit Owner may contest the alleged violation. The decision of the Grievance Committee is final and binding. The Association may also assess to the Unit Owner interest and late fees on unpaid fines and assessments, as well as attorney's fees and costs incident to the Unit Owner's failure to abide by the Condominium Governing Documents.

ARTICLE 13.

SERVICE OF PROCESS

Service of process shall be made on the Board via its registered agent, as stated on file with the Wisconsin Department of Financial Institutions. At the time of recording

this Seventh Amended and Restated Declaration, the Association's registered agent is Elite Properties, Inc., 700 Larry Court, Waukesha, WI 53186.

ARTICLE 14.

EASEMENTS

14.1 Right of Entry. A right of entry to the Units is reserved to the Association and its agents to service utility installations, provided request for entry is made in advance and at a convenient time for the Unit Owner. In case of emergency, entry of a Unit may be made immediately, whether the Unit Owner or Occupant of the Unit is or is not present and without liability to the Association or its agents. Any damage or loss caused as a result of such emergency entry shall be at the sole expense of the Unit Owner if, in the reasonable judgment of those authorizing the entry, such entry was for emergency purposes.

14.2 Encroachments. If any portion of the Common Elements encroaches upon a Unit or any Unit encroaches upon the Common Elements or upon any other Unit or if any utility lines encroach upon either the Common Elements or a Unit, a valid easement for the encroachment and maintenance of same shall exist for the duration of the encroachment. Minor encroachments of parts of the Common Elements and utility lines due to reconstruction of part or all of a Unit shall be permitted, and an easement for such encroachments and the maintenance thereof is prospectively reserved.

14.3 Further Easements. The Association may grant easements over and through the Common Elements for such purposes as the Association deems reasonable for the benefit of the Unit Owners.

ARTICLE 15.

CONSTRUCTION AND EFFECT

15.1 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

15.2 Captions. The Captions and article and section headings in this Declaration are intended for convenience and reference only, and in no way define or limit the scope or intent of the various provisions hereof.

15.3 Severability. If any portion of this Declaration or its application to any person or circumstance is held to be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. The remainder of this Declaration shall be valid, and enforced, to the fullest extent permitted by law.

This Seventh Amended and Restated Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of Unit Owners with not less than sixty-seven percent (67%) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units to the extent required by the Act.

IN WITNESS WHEREOF, the Association has executed this Seventh Amended and Restated Declaration of Condominium for Hampden Pines Condominium this 6th day of OCTOBER, 2023.

HAMPDEN PINES ASSOCIATION, INC., a Wisconsin Non-Stock Corporation,

By: L Brakel
LINDA BRAKEL, President

STATE OF WISCONSIN)
) ss.
COUNTY OF Waukesha)

This document was acknowledged before me by Linda Brakel, as President of Hampden Pines Association, Inc. on this 6th day of October, 2023.

ANNA LISIAK
Notary Public
State of Wisconsin

Anna Lisiak
Notary Public, State of Wisconsin
Name: Anna Lisiak

My Commission Expires: 10/05/2025

EXHIBIT A

Legal Description

Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23027 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23021 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23013 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23035 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23049 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23051 Pineview Way, Units 1 and 2 in Building N30W23040 Pineview Circle, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23065 Pineview Way, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23087 Pineview Way, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23082 Pineview Way, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building N30W23066 Pineview Way, Units A and B in Building N30W23050 Pineview Circle, Units A and B in Building N30W23030 Pineview Circle, and Units N30W23062 Pineview Circle, N30W23060 Pineview Circle, N30W23072 Pineview Circle and N30W23070 Pineview Circle, in the Hampden Pines Condominium(s) created by a "Declaration of Condominium" recorded on May 28, 1997, in the Office of the Register of Deeds for Waukesha County, Wisconsin, as Document No. 2216347, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Pewaukee, County of Waukesha, Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Street Address
0917999002	N30W23027 Pineview Circle, Unit 1
0917999003	N30W23027 Pineview Circle, Unit 2
0917999004	N30W23027 Pineview Circle, Unit 3
0917999005	N30W23027 Pineview Circle, Unit 4
0917999006	N30W23027 Pineview Circle, Unit 5
0917999007	N30W23027 Pineview Circle, Unit 6
0917999008	N30W23027 Pineview Circle, Unit 7
0917999009	N30W23027 Pineview Circle, Unit 8
0917999010	N30W23021 Pineview Circle, Unit 1
0917999011	N30W23021 Pineview Circle, Unit 2
0917999012	N30W23021 Pineview Circle, Unit 3
0917999013	N30W23021 Pineview Circle, Unit 4
0917999014	N30W23021 Pineview Circle, Unit 5
0917999015	N30W23021 Pineview Circle, Unit 6
0917999016	N30W23021 Pineview Circle, Unit 7
0917999017	N30W23021 Pineview Circle, Unit 8
0917999018	N30W23013 Pineview Circle, Unit 1
0917999019	N30W23013 Pineview Circle, Unit 2
0917999020	N30W23013 Pineview Circle, Unit 3
0917999021	N30W23013 Pineview Circle, Unit 4
0917999022	N30W23013 Pineview Circle, Unit 5
0917999023	N30W23013 Pineview Circle, Unit 6
0917999024	N30W23013 Pineview Circle, Unit 7
0917999025	N30W23013 Pineview Circle, Unit 8
0917999026	N30W23035 Pineview Circle, Unit 1
0917999027	N30W23035 Pineview Circle, Unit 2
0917999028	N30W23035 Pineview Circle, Unit 3
0917999029	N30W23035 Pineview Circle, Unit 4
0917999030	N30W23035 Pineview Circle, Unit 5
0917999031	N30W23035 Pineview Circle, Unit 6
0917999032	N30W23035 Pineview Circle, Unit 7
0917999033	N30W23035 Pineview Circle, Unit 8

Tax Key	Street Address
0917999034	N30W23049 Pineview Circle, Unit 1
0917999035	N30W23049 Pineview Circle, Unit 2
0917999036	N30W23049 Pineview Circle, Unit 3
0917999037	N30W23049 Pineview Circle, Unit 4
0917999038	N30W23049 Pineview Circle, Unit 5
0917999039	N30W23049 Pineview Circle, Unit 6
0917999040	N30W23049 Pineview Circle, Unit 7
0917999041	N30W23049 Pineview Circle, Unit 8
0917999042	N30W23051 Pineview Way, Unit 1
0917999043	N30W23051 Pineview Way, Unit 2
0917999044	N30W23051 Pineview Way, Unit 3
0917999045	N30W23051 Pineview Way, Unit 4
0917999046	N30W23051 Pineview Way, Unit 5
0917999047	N30W23051 Pineview Way, Unit 6
0917999048	N30W23051 Pineview Way, Unit 7
0917999049	N30W23051 Pineview Way, Unit 8
0917999050	N30W23040 Pineview Circle, Unit 1
0917999051	N30W23040 Pineview Circle, Unit 2
0917999052	N30W23065 Pineview Way, Unit 1
0917999053	N30W23065 Pineview Way, Unit 2
0917999054	N30W23065 Pineview Way, Unit 3
0917999055	N30W23065 Pineview Way, Unit 4
0917999056	N30W23065 Pineview Way, Unit 5
0917999057	N30W23065 Pineview Way, Unit 6
0917999058	N30W23065 Pineview Way, Unit 7
0917999059	N30W23065 Pineview Way, Unit 8
0917999060	N30W23087 Pineview Way, Unit 1
0917999061	N30W23087 Pineview Way, Unit 2
0917999062	N30W23087 Pineview Way, Unit 3
0917999063	N30W23087 Pineview Way, Unit 4
0917999064	N30W23087 Pineview Way, Unit 5
0917999065	N30W23087 Pineview Way, Unit 6
0917999066	N30W23087 Pineview Way, Unit 7
0917999067	N30W23087 Pineview Way, Unit 8
0917999068	N30W23082 Pineview Way, Unit 1

Tax Key	Street Address
0917999069	N30W23082 Pineview Way, Unit 2
0917999070	N30W23082 Pineview Way, Unit 3
0917999071	N30W23082 Pineview Way, Unit 4
0917999072	N30W23082 Pineview Way, Unit 5
0917999073	N30W23082 Pineview Way, Unit 6
0917999074	N30W23082 Pineview Way, Unit 7
0917999075	N30W23082 Pineview Way, Unit 8
0917999076	N30W23066 Pineview Way, Unit 1
0917999077	N30W23066 Pineview Way, Unit 2
0917999078	N30W23066 Pineview Way, Unit 3
0917999079	N30W23066 Pineview Way, Unit 4
0917999080	N30W23066 Pineview Way, Unit 5
0917999081	N30W23066 Pineview Way, Unit 6
0917999082	N30W23066 Pineview Way, Unit 7
0917999083	N30W23066 Pineview Way, Unit 8
0917999084	N30W23050 Pineview Circle, Unit A
0917999085	N30W23050 Pineview Circle, Unit B
0917999086	N30W23030 Pineview Circle, Unit A
0917999087	N30W23030 Pineview Circle, Unit B
0917999088	N30W23062 Pineview Circle
0917999089	N30W23060 Pineview Circle
0917999090	N30W23072 Pineview Circle
0917999091	N30W23070 Pineview Circle

AMENDED AND RESTATED BYLAWS
OF
HAMPDEN PINES ASSOCIATION, INC.

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ARTICLE 1.

NAME AND LOCATION

1.1 Name. The name of the corporation shall be HAMPDEN PINES ASSOCIATION, INC. (the "Association").

1.2 Location; Principal Office. The Association's principal office shall be as stated on file with the Wisconsin Department of Financial Institutions.

ARTICLE 2.

APPLICATION & MEMBERSHIP

2.1 Application. These Bylaws, together with the Declaration of Condominium of Hampden Pines Condominium, (the "Declaration"), the Articles of Incorporation for this Association ("Articles"), all amendments to the foregoing, all rules and regulations passed by the Association, and Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered, or renamed from time to time (the "Act"), shall apply to, govern, and control the real property and improvements both currently and as hereafter constructed as located in the City of Pewaukee, Wisconsin and more particularly described in Exhibit A of the Declaration (the "Condominium"). Any and all present or future owners, tenants, employees, and other persons using the Condominium shall be governed by the Declaration, these Bylaws, the Articles, and the Act. The mere acquisition, rental, or occupancy of a dwelling unit (a "Unit") within the Condominium will signify the acceptance and ratification of these Bylaws by all such persons.

2.2 Members. "Members" of the Association shall consist of all "Unit Owners" as that term is defined in the Declaration.

ARTICLE 3.

VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

3.1 Voting. One (1) vote shall be appurtenant to each Unit. If the owners of a Unit cannot agree on how to vote, each Unit shall lose its vote for the particular item to be voted upon. Certificates of appointment shall be valid until revoked or superseded by a subsequent certificate or a change in ownership to the Unit occurs. There shall be no cumulative voting.

3.2 Majority of Members. The term "majority of Members" shall mean those Members holding more than fifty (50%) percent of the votes.

3.3 Quorum. Except as otherwise provided in these Bylaws, the presence in person, electronically, or by proxy of a forty percent (40%) of Members shall constitute a quorum.

3.4 Proxies. Votes may be cast in person, electronically (remotely, via electronic means), or by proxy. Proxies must be filed with the Secretary before the appointed time of each meeting, and may be filed via email or other electronic means.

ARTICLE 4.

MEETINGS

4.1 Roster of Members. The Association shall maintain a current roster of names and address(es) of every Member. Each Member shall receive notice of all meetings of Members of the Association. Every Member shall furnish the Association with his or her name and current mailing address and email/electronic address. No Member may vote at meetings of the Association until the foregoing information is furnished.

4.2 Place of Meetings. Meetings of the Association shall be held at such time and such place, whether physical or virtual, as is designated by the Board of Directors.

4.3 Annual Meeting. The annual meeting of the Association shall be held in the month of June or July of each year. At the annual meeting, one or more Members of the Board of Directors may be elected in accordance with the requirements of Section 5.2 of these Bylaws. The Members may also transact such other business of the Association as may properly come before them.

4.4 Special Meetings. It shall be the duty of the President to call a special meeting of the Members as directed by resolution of the Board or upon a petition signed by a majority of the Members and presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice unless by consent of four-fifths (4/5) of the Members present, either in person, electronically, or by proxy.

4.5 Notice of Meetings. It shall be the duty of the Secretary to personally or electronically deliver, or mail a notice of each meeting, stating the purpose thereof, as well as the time and place (physical or virtual) where it is to be held, to each Member of record, at the address shown on the roster, at least ten (10) days but not more than thirty (30) days prior to such meeting, unless waivers are duly executed by all Members. The delivery or mailing of a notice in the manner provided in this section shall be considered notice served, and such notice shall be effective upon the date of delivery or mailing.

4.6 Adjourned Meetings. If any meeting of Members cannot be organized because a quorum has not attended, the Members who are present, either in person, electronically, or by proxy, may adjourn the meeting to a time at the Board's discretion and no additional notice shall be required.

4.7 Order of Business. The order of business at all meetings of the Members shall be as follows:

4.7.1 Roll call.

4.7.2 Proof of notice of meeting or waiver of notice, in the case of an emergency meeting.

4.7.3 Reading of minutes of preceding meeting.

4.7.4 Reports of officers.

4.7.5 Reports of committees.

4.7.6 Election of directors (when applicable).

4.7.7 Unfinished business.

4.8 Parliamentary Procedure. Except where inconsistent with these Bylaws, meetings of the Association shall be conducted in accordance with the latest revised edition of *Robert's Rules of Order*.

4.9 Action Without a Meeting by Written Ballot. Any action required or permitted by any provision of the Wisconsin Nonstock Corporation Law, the Declaration, the Articles of Incorporation, or these Bylaws to be taken by the vote of the Unit Owners may be taken without a meeting if the Association delivers a written ballot to every Unit Owner entitled to vote on the matter. The written ballot may be delivered to the Unit Owner by any of the methods set forth in Section 4.5 above. The written ballot shall set forth each proposed action, shall provide an opportunity to vote for or against each proposed action, and shall be accompanied by a notice stating the number of responses needed to meet the quorum requirements, the percentage of approvals necessary to approve each matter other than election of directors, and the time by which the ballot must be received by the Secretary or property manager of the Association in order to be counted. Approval of any action by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. Ballots may be delivered to the Secretary or property manager via email. Once received by the Secretary or property manager of the Association, a written ballot may not be revoked.

ARTICLE 5.

BOARD OF DIRECTORS

5.1 Number and Qualification. The affairs of the Association shall be governed by a Board of Directors composed of at least three (3) persons. Each member of the Board of Directors shall be a Unit Owner or, if a Unit Owner is a partnership, then a general partner of such Unit Owner may be a director, and if a Unit Owner or such partner is a corporation, then an officer of such corporation, or an agent appointed by the board of directors of such corporation may be a director. If a Unit or Units is/are owned by spouses or domestic partners, the spouses or domestic partners are prohibited from serving as directors at the same time, regardless of the number of Units owned. If a Unit

Owner has a delinquent account with the Association, that Unit Owner cannot be elected as a director. If at any time a director becomes delinquent on any payment to the Association, the director is required to resign from his board position (and any officer position held) unless the Unit Owner brings the account current within ten (10) days' notice from the Board. If a director shall cease to meet such qualifications during the director's term, the director shall thereupon cease to be a director and the place on the Board shall be deemed vacant.

5.2 Election and Term of Office. The terms of office of the Directors shall be fixed as follows:

5.2.1 The term of each director elected or reelected shall be for three (3) years each and shall expire on the date of the annual meeting which is three (3) years following the date of such election or re-election.

5.2.2 The terms of at least one-third of the directors shall expire annually. Each director shall hold office until a successor is elected. When more than one director is to be elected at any meeting, each Member shall cast votes for candidates equal in number to the directors to be elected; provided, however, that a Member may not cast more than one (1) vote for each Unit owned by the Member for any single candidate. The candidates who are elected shall be those receiving the greatest number of votes, in decreasing order, until the number of directors to be elected have been so elected.

5.3 Powers and Duties. The Board shall have the powers necessary to administer the Condominium including the following:

5.3.1 Make and enforce (including enforcement through the establishment of a system of fines), rules and regulations, and amendments thereto, from time to time, respecting the operation, use, and occupancy of the Condominium;

5.3.2 Adopt a budget and make and collect Dues (as defined in Section 7.2 herein) and assessments from the members in accordance with the provisions of the Declaration, and expend said funds for insurance, taxes, utility services for, and maintenance, repair, and operation of the Common Elements of the Condominium as required under the Declaration or for such other purposes as fall within the responsibility of the Association and general powers of the Board;

5.3.3 Execute contracts on behalf of the Association, acquire and convey property, and borrow money on behalf of the Association, employ necessary personnel, and carry out all functions and purposes necessary for the operation of the Condominium;

5.3.4 Satisfy all liens against the Condominium and pay necessary expenses connected therewith;

5.3.5 Engage a professional property manager, management company, or managing agent on a contractual basis to perform such duties as the Board shall authorize including but not limited to, the duties listed in this Section; and

5.3.6 Perform such other functions as are required by law.

5.4 Fees. No fee or other compensation shall be paid to any member of the Board at any time except by specific resolution of the Members by majority vote at an annual or special meeting of the Members.

5.5 Vacancies. A vacancy on the Board created by any reason other than removal by a vote of the Members or the resignation of a director shall be filled by vote of the majority of the remaining directors, even though they constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next annual meeting of the Association.

5.6 Removal of Directors. At any regular or special meeting duly called, any one or more of the directors elected by the Members may be removed with or without cause by a majority of the Members and a successor elected by the Members to fill the vacancy thus created. Any director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting.

5.7 Organization Meeting. The first meeting of a Board of Directors, after one or more directors is newly elected, shall be held within ten (10) days of such election at such place as determined by the Board at the meeting at which such directors were newly elected. No notice shall be necessary in order to legally constitute such meetings providing a majority of the whole Board shall be present.

5.8 Regular Meetings. Regular meetings of the Board may be held at such time and place (physical or virtual) as is designated by a majority of the directors, but at least one such meeting shall be held during each fiscal year. Meetings of the Board may be via telephone or video/digital conference, at the option of the Board. Notice of regular meetings of the Board shall be given to each director, personally or by mail, telephone, or email or other electronic means at least three (3) days prior to the day named for each meeting.

5.9 Special Meetings. A special meeting of the Board may be called by the President on three (3) days' notice to each director, given personally or by mail, telephone, or email or other electronic means, which notice shall state the time, place (physical or virtual) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner on the written request of at least two (2) or more directors.

5.10 Waiver of Notice. Before or at any meeting of the Board, any director may waive notice of such meeting in writing and such waiver shall be deemed the equivalent of notice duly given. Attendance by a director at any meeting of the Board shall also be deemed a waiver of notice. If all directors are present at any meeting of the Board, no notice shall be required, and any business may be transacted at such meeting.

5.11 Board Quorum. A majority of the directors shall constitute a quorum for the transaction of business at all Board meetings. Presence at a Board meeting may be in person, or via telephone, or video/digital conference. If, at any meeting of the Board, less than a quorum is present, the majority of those present may adjourn the meeting to a later date. At any such rescheduled meeting, any business which might have been transacted at the original meeting may be transacted without further notice.

5.12 Informal Action. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at such a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be given by all of the Directors entitled to vote with respect to the subject matter. Such consent may be given via email or other electronic means, and such consent shall have the same force and effect as a unanimous vote. Informal actions taken under this section shall be recorded in the next Board meeting minutes

5.13 Fidelity Bonds. The Board shall require that all officers and employees of the Association responsible for Association funds shall furnish adequate fidelity bonds, or be covered by adequate fidelity insurance purchased by the Association as set forth in the Declaration. The premiums on such bonds or insurance shall be paid by the Association.

5.14 Liability of Directors and Officers. No person shall be liable to the Association or Members for any loss or damage suffered by it or them on account of any action taken or omitted to be taken as a director or officer of the Association if such person exercised and used the same degree of care and skill as a prudent individual would exercise under the circumstances in the conduct of such individual's own affairs, or for any action or nonaction based upon advice of counsel for the Association, or upon statements made or information furnished by officers or employees of the Association which was reasonably believed to be true. The foregoing shall not be exclusive of any other right or defense.

5.15 Indemnity of Directors and Officers. Every person who is or was a director or officer of the Association (together with the personal representatives and heirs of such person) shall be indemnified by the Association against all loss, costs, damages, and expenses (including reasonable attorneys' fees) asserted against, incurred by, or imposed in connection with or resulting from any claim, action, suit, or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a director or officer, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such director or officer. In event of settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance as a director or officer in relation to the matter involved. The Association, by its Board of Directors, may indemnify in like manner, or with any limitations, any employee or former employee of the Association, with respect to any action taken or not taken as an employee. This right of indemnification shall be in addition to all other rights and defenses.

ARTICLE 6.

OFFICERS

6.1 Designation. The principal officers of the Association shall be a President, Vice President, Secretary, and Treasurer, all of whom shall be elected by the Board and serve one (1) year terms. The directors may appoint an assistant treasurer and an assistant secretary, and such other officers as in their judgment may be necessary. The Board may assign any of the Officers' duties referenced herein to a property manager or management company.

6.2 Election of Officers. The officers of the Association shall be elected annually by the Board at its organizational meeting following the annual meeting. Officers shall hold office at the pleasure of the Board.

6.3 Removal of Officers. Upon an affirmative vote of a majority of the Board, any officer may be removed, either with or without cause, and a successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

6.4 President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association, and of the Board. The President shall have all of the general powers and duties which are usually vested in the office of president of a non-profit corporation, including, but not limited to, the power to appoint committees from among the Members from time to time as appropriate to assist in the conduct of the affairs of the Association.

6.5 Vice President. The Vice President shall take the place of the President whenever the President is absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint a director to serve in such capacity on an interim basis. The Vice President shall also perform such other duties imposed by the Board from time to time.

6.6 Secretary. The Secretary shall keep the minutes of all meetings of the Board and the Association. The Secretary shall have charge of such books and papers as the Board directs and in general, perform all duties incident to the office of Secretary. The Secretary shall count the votes cast at any annual or special meeting of the Association or the Board of Directors.

6.7 Treasurer. The Treasurer shall have responsibility for Association funds and securities and shall be responsible for keeping full and accurate accounts of all Association receipts and disbursements. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, in such depositories as designated by the Board.

6.8 Compensation. No officer shall receive compensation for services rendered the Association unless authorized by a resolution of the Members.

6.9 Multiple Offices. If so elected by the Board of Directors, the same person may hold the offices of President and Treasurer and the same person may hold the offices of Vice President and Secretary.

ARTICLE 7.

BUDGET, DUES, ASSESSMENTS, AND DEPOSITORIES

7.1 Budget. The Board shall adopt a budget for the operation of the Association at least annually. The budget will contain estimates of the cost of operating the Condominium and shall include all common expense items.

7.2 Dues and Assessments. The estimate of common expenses of the Condominium, in accordance with the provisions of the Declaration, shall be assessed against each Unit based on the Unit's Interest as defined in the Declaration on an annual basis and paid in monthly installments (the "Dues"). If a Member fails to timely pay the Member's Dues, an assessment, or installment, the Board may take any and all measures allowed by the Declaration or at law, including, but not limited to, the filing of a statement of condominium lien in accordance with the Act which statement shall be signed and verified by the Secretary of the Association or any other officer or agent authorized by the Board of Directors.

7.2.1 The first installment of the Dues shall be paid on a prorated basis where proper, upon receipt by a Member of the deed to a Unit. If the annual assessment of Dues based on the budget proves inadequate, or if special circumstances arise, the Board at any time may levy a special assessment for any purpose, which special assessment shall be payable in such reasonable manner as the Board directs.

7.2.2 Assessments and Dues shall be paid on or before ten (10) days after the date when such Dues, assessments, and installments are due. Any Dues, assessment, or installment not paid within ten (10) days of its due date shall be delinquent and the Member shall be charged late fees and interest at a rate set forth in the Rules and Regulations on the unpaid Dues, assessment, or installment of such Dues or assessment. Interest shall accrue from the date when the Dues, assessment, or installment was first due until paid.

7.2.3 All payments upon account shall be first applied to costs of collection, attorneys' fees, late fees, and interest, if any, and then to the Dues and/or assessment payment first due.

7.2.4 No Member who has a lien filed against his or her Unit due to being delinquent in the payment of the Dues, an assessment, or installment on an assessment or Dues shall be entitled to vote at any regular or special meeting of the Members.

7.3 Depositories. The funds of the Association shall be deposited in such bank(s) or other depositories designated by the Board and shall be withdrawn therefrom only upon check or order signed by the officers or an agent who shall from time to time be designated by the Board for the purpose. The Board may elect to require Members to pay Dues and assessments imposed by the Board directly to a designated depository. The Board may elect to direct that checks of less than an amount set by the Board for payment of Association obligations, bear only one (1) signature of a designated officer and that checks for a greater amount bear a signature and counter-signature of designated officers.

ARTICLE 8.

OBLIGATIONS OF THE MEMBERS

8.1 Maintenance and Repairs. Every Member shall promptly perform all maintenance and repair work as required under the Declaration, these Bylaws, and/or the Rules and Regulations. A Member shall be responsible to the Association and each other Member for any claims, damages, or other liabilities arising from the Member's failure to discharge the foregoing obligation. A Member shall reimburse the Association or a Unit Owner on demand for any expenditures incurred in repairing or replacing any part of such other owner's Unit or the Common Elements damaged by the reimbursing Member, any person in such Member's family, or a tenant, employee, or other user or occupant of the reimbursing Member's Unit.

8.2 Use of Common Elements and Facilities. No Member shall place or cause to be placed any objects of any kind in the Common Elements except in the Limited Common Elements appurtenant to one's Unit, except as may be set forth in the Rules and Regulations.

8.3 Right of Entry. Each Member grants a right of entry to the professional property manager, management company, or managing agent (if any) employed by the Board, or to any other person authorized by the Board to enter the Member's Unit for the purpose of performing non-emergency installations, alterations, or repairs, provided that requests for entry are made in advance and that such entry is at a time convenient to the Member. Each Member further grants to the Board a right of entry without advance notice in case of emergency, whether the Member is present or not. Damage or loss caused due to an emergency shall be at the expense of the owner of the Unit to which entry is made if, in the reasonable judgment of those authorizing the entry, such entry was for emergency purposes.

ARTICLE 9.

AMENDMENTS

These Bylaws may be amended by the Members. No amendment shall take effect unless approved by the owners of at least sixty-seven (67%) percent of the total Units.

ARTICLE 10.

CONFLICTS

These Bylaws are intended to comply with the Act and Declaration. If any provision of these Bylaws conflicts with the Act or the Declaration, the Act or Declaration will control.

ARTICLE 11.

FISCAL YEAR

The fiscal year of the corporation shall begin on the 1st day of January and end on the 31st day of December of each year.

These Amended and Restated Bylaws are adopted as of the 19th day of July, 2023.

HAMPDEN PINES ASSOCIATION, INC.

ARTICLES OF INCORPORATION

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ARTICLES OF INCORPORATION
OF
HAMPDEN PINES ASSOCIATION, INC.

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator for the purpose of forming a non-stock, non-profit corporation under the provisions of Chapter 181 of the Wisconsin Statutes (the "Law"), does hereby adopt these Articles of Incorporation.

ARTICLE 1. NAME

The name of the corporation shall be HAMPDEN PINES ASSOCIATION, INC.

ARTICLE 2. PERIOD OF EXISTENCE

The corporation shall have perpetual existence.

ARTICLE 3. PURPOSES

This corporation is organized and shall be operated exclusively as a homeowners association within the meaning of Section 528 of the Internal Revenue Code of 1986, as amended (the "Code"). In furtherance of such purposes, this corporation shall be authorized:

3.1 To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership as provided in Chapter 703 of the Wisconsin Statutes as the same may be amended, renumbered or renamed from time to time (the "Act"), and subject to the terms and conditions of the Declaration of Condominium (the "Declaration") of HAMPDEN PINES CONDOMINIUM (the "Condominium") as recorded in the office of the Register of Deeds for Waukesha County, Wisconsin;

3.2 To provide for the administration, maintenance, preservation and control of the Condominium in accordance with and in furtherance of the Declaration created under and pursuant to the Act; and

3.3 To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under law, subject to the Act and the Declaration. Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not conduct, carry on or engage in any activities not permitted to be conducted, carried on or engaged in by an organization exempt from federal income taxation under Code Section 528 and corresponding Treasury regulations.

ARTICLE 4. MEMBERS AND VOTING

The owner of any unit in the Condominium as such ownership is defined in the Declaration, shall automatically be a member of this corporation upon acquisition of ownership. Each member shall remain a member until such time as ownership ceases for any reason, at which time membership in this corporation shall automatically cease. The voting rights, qualifications and obligations of each

of the members of this corporation are set forth in the Declaration and By-Laws of this corporation.

ARTICLE 5. PRINCIPAL OFFICE AND REGISTERED AGENT

The name and address of the initial registered agent shall be Paul Bouraxis, 3473 South 27th Street, City and County of Milwaukee, State of Wisconsin, 53215.

ARTICLE 6. DIRECTORS

The number of directors of this corporation shall be fixed in the By-Laws but in no event shall be less than three (3). The manner in which the directors shall be elected, appointed or removed shall be provided in the Declaration and By-Laws of the corporation.

The number of directors constituting the initial Board of Directors shall be three (3), and their names and addresses are:

Paul Bouraxis
3473 South 27th Street
Milwaukee, WI 53215

Freida Bouraxis
3473 South 27th Street
Milwaukee, WI 53215

George Arvantes
3473 South 27th Street
Milwaukee, WI 53215

ARTICLE 7. INCORPORATOR

The name and address of the incorporator of this corporation is:

Paul Bouraxis
3473 South 27th Street
Milwaukee, WI 53215

ARTICLE 8. AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five (75%) percent of the entire membership of this corporation.

ARTICLE 9. STOCK, DIVIDENDS AND DISSOLUTION

This corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of this corporation shall be distributed to its members, directors or officers. No part of the property or net earnings of this corporation shall inure (other than by acquiring, constructing, or providing management, maintenance, and care of this corporation's property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of, or be distributable to, any private individual, or member, officer or director of this

corporation. This corporation may be dissolved with the written consent of not less than seventy-five (75%) percent of the members. Upon dissolution of this corporation, other than incident to a merger or consolidation, all of its assets, after payment of its liabilities, shall be distributed to one or more non-profit corporations, societies, trusts or other organizations and/or dedicated to an appropriate public agency or agencies; provided, however, that any such non-profit corporation, society, trust, other organization or public agency has purposes deemed by a majority of the directors of this corporation to be similar to those of this corporation and that if no entity of similar purpose is deemed to exist, then all of the assets of this corporation, after payment of its liabilities, shall be distributed to a non-profit corporation, society, association, trust or other organization, or any one or more of the foregoing, devoted to the promotion of aesthetic, cultural or educational purposes.

ARTICLE 10. BYLAWS

Bylaws of this corporation shall be adopted by the Board of Directors in such form as they may choose, consistent with these Articles of Incorporation.

Executed on this 16th day of May, 1997.

Paul Bouraxis

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this 16th day of May, 1997, the above named Paul Bouraxis, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

BETH N. LARSEN
Notary Public, Wisconsin
My Commission: Nov 28, 1999

This instrument was drafted by
and should be returned to:
Paul G. Hoffman
MICHAEL, BEST & FRIEDRICH
100 East Wisconsin Avenue, # 3300
Milwaukee, WI 53202-4108
(414) 271-6560

r:\sf\client\75155.2002\dm0163.w52|05/15/97

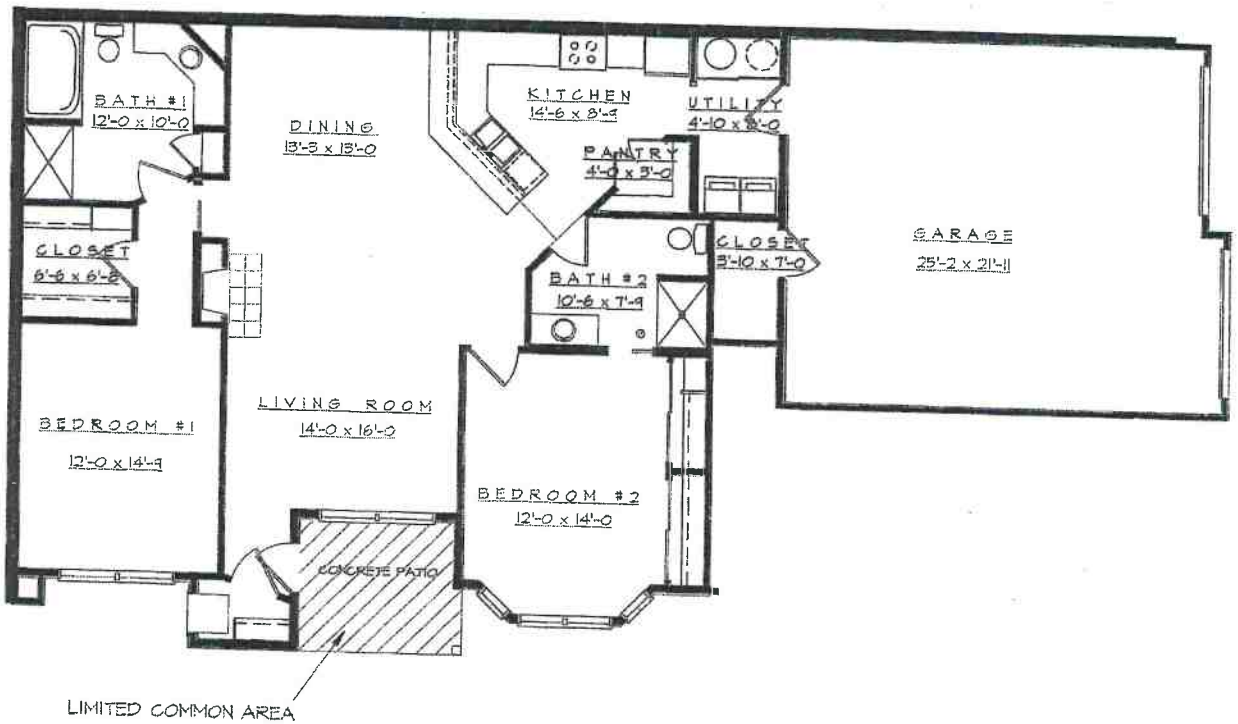


HAMPDEN PINES CONDOMINIUM COMPLEX LAYOUT

(Buildings are identified by the last two numbers in the address)

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



4" 2' 8'
1' 4'

FIRST FLOOR UNITS #1 AND #3 FLOOR PLAN
HAMPDEN PINES CONDOMINIUM - CITY OF PEWAUKEE, WI

NOTE: ALL DIMENSIONS ARE APPROXIMATE
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

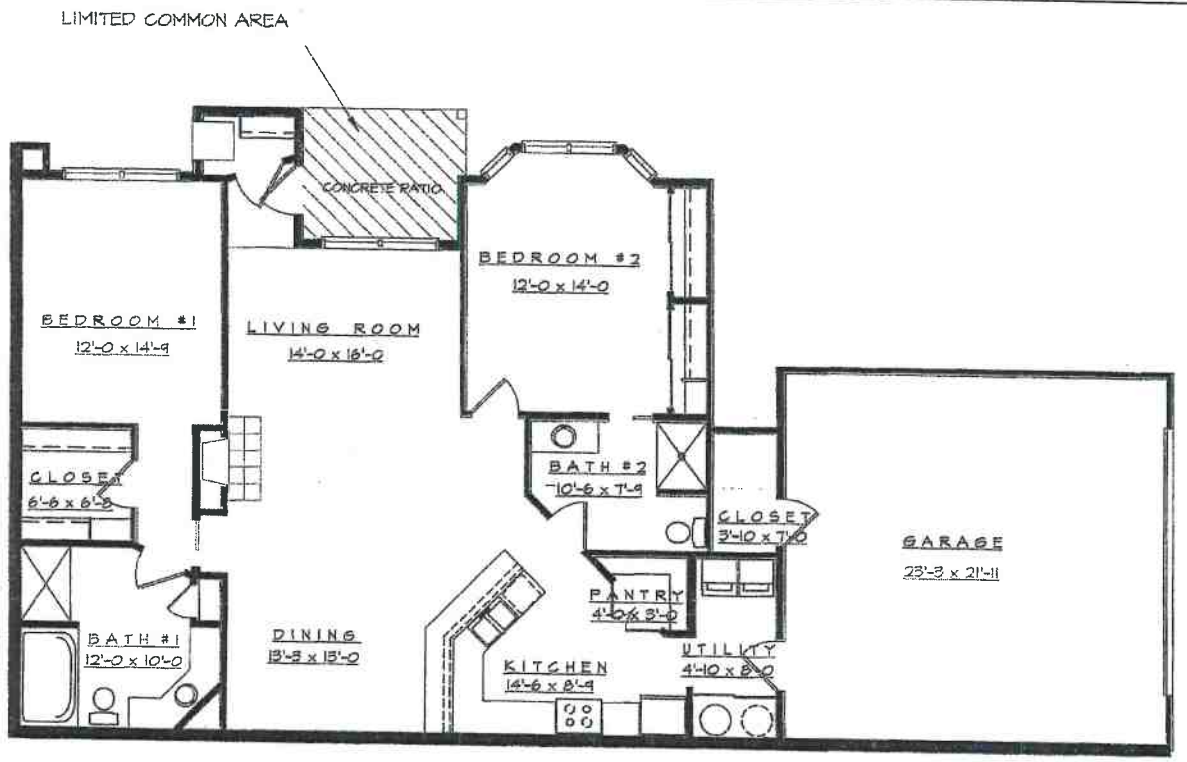
WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

11-23-99

PROJECT 99133
DATE: 11-11-99
SHEET 4 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5886

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3
A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



FIRST FLOOR UNITS #2 AND #4 FLOOR PLAN

HAMPDEN PINES CONDOMINIUM - CITY OF PEWAUKEE, WI

NOTE: ALL DIMENSIONS ARE APPROXIMATE,
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

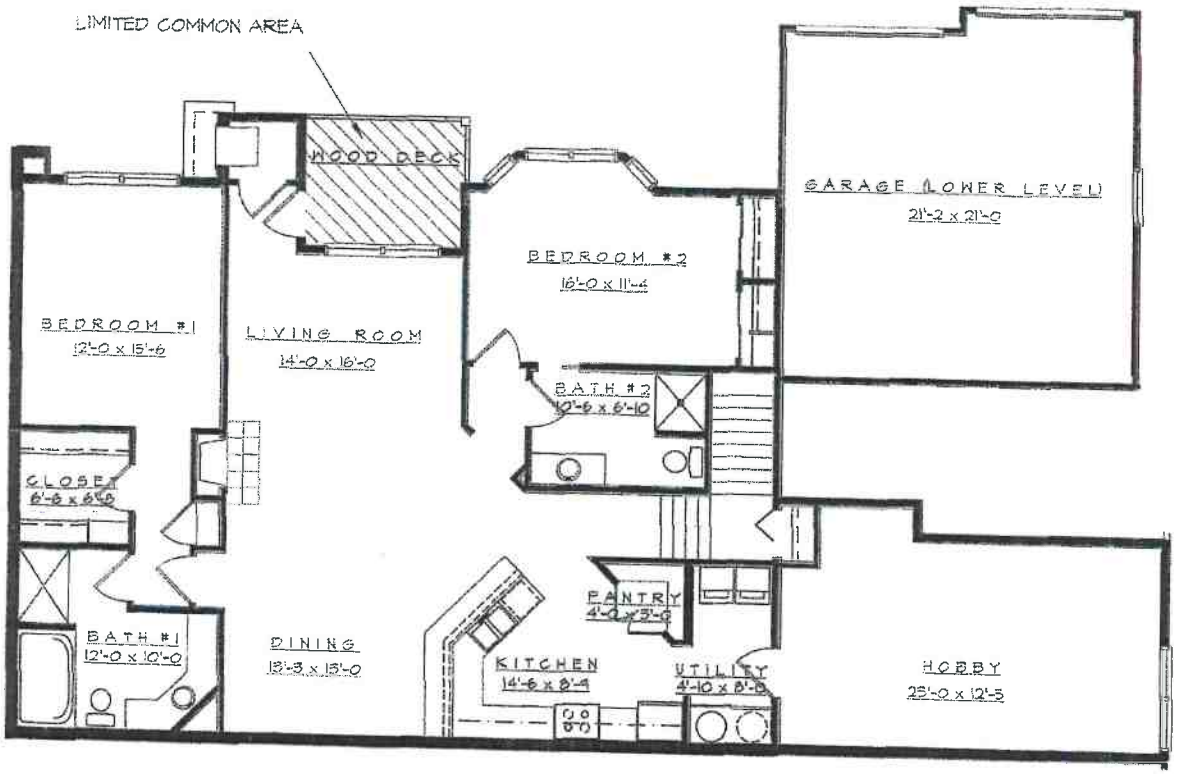
11-23-99

PROJECT 99133
DATE: 11-11-99
SHEET 5 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5886

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3

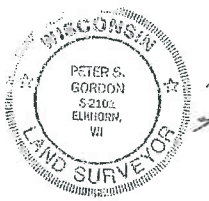
A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN





SECOND FLOOR UNIT #6 AND UNIT #8 FLOOR PLAN
(UNIT #5 AND UNIT #7 ARE THE SAME BUT REVERSED)

NOTE: ALL DIMENSIONS ARE APPROXIMATE
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE



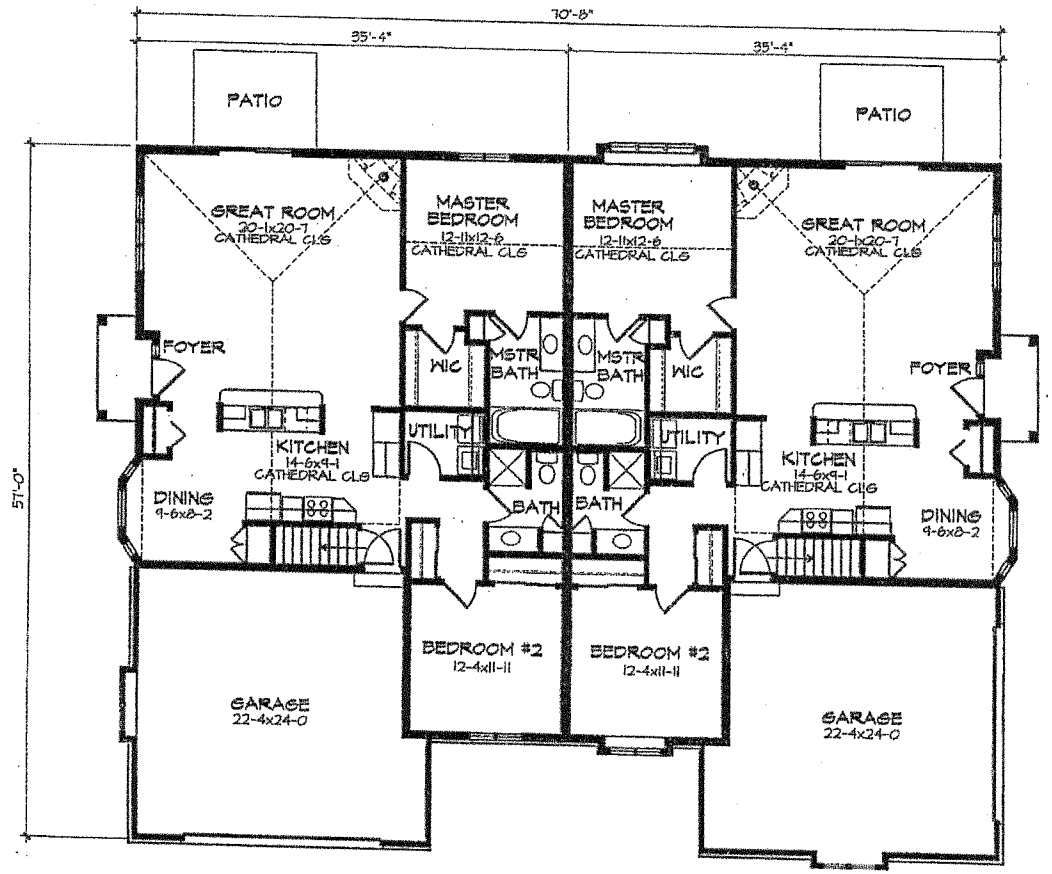
11-23-99

PROJECT 99133
DATE: 11-11-99
SHEET 5 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2088
FAX: (414) 723-5886

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 5

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



STYLE A — FIRST FLOOR PLAN — STYLE A

0' 4' 8' 16'
SCALE = 1/8" = 1'-0"

5/1/02
Peter S. Gordon

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

PROJECT 99133
DATE: 04-16-02
SHEET 3 OF 3

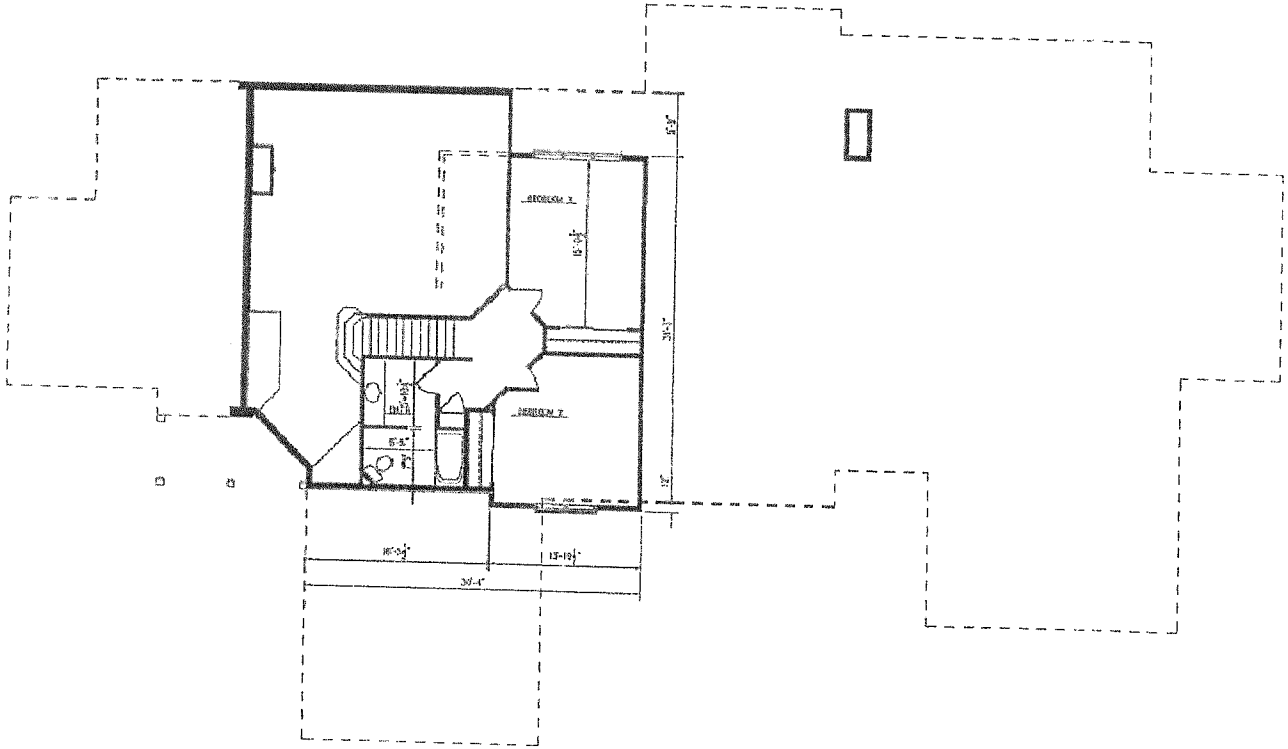
FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886

N30W23030 - UNITS A AND B HAMPDEN PINES CONDOMINIUM - CITY OF PEWAUKEE, WI

ALL DIMENSIONS ARE APPROXIMATE - SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

HAMPDEN PINES CONDOMINIUM PHASE III

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF NEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



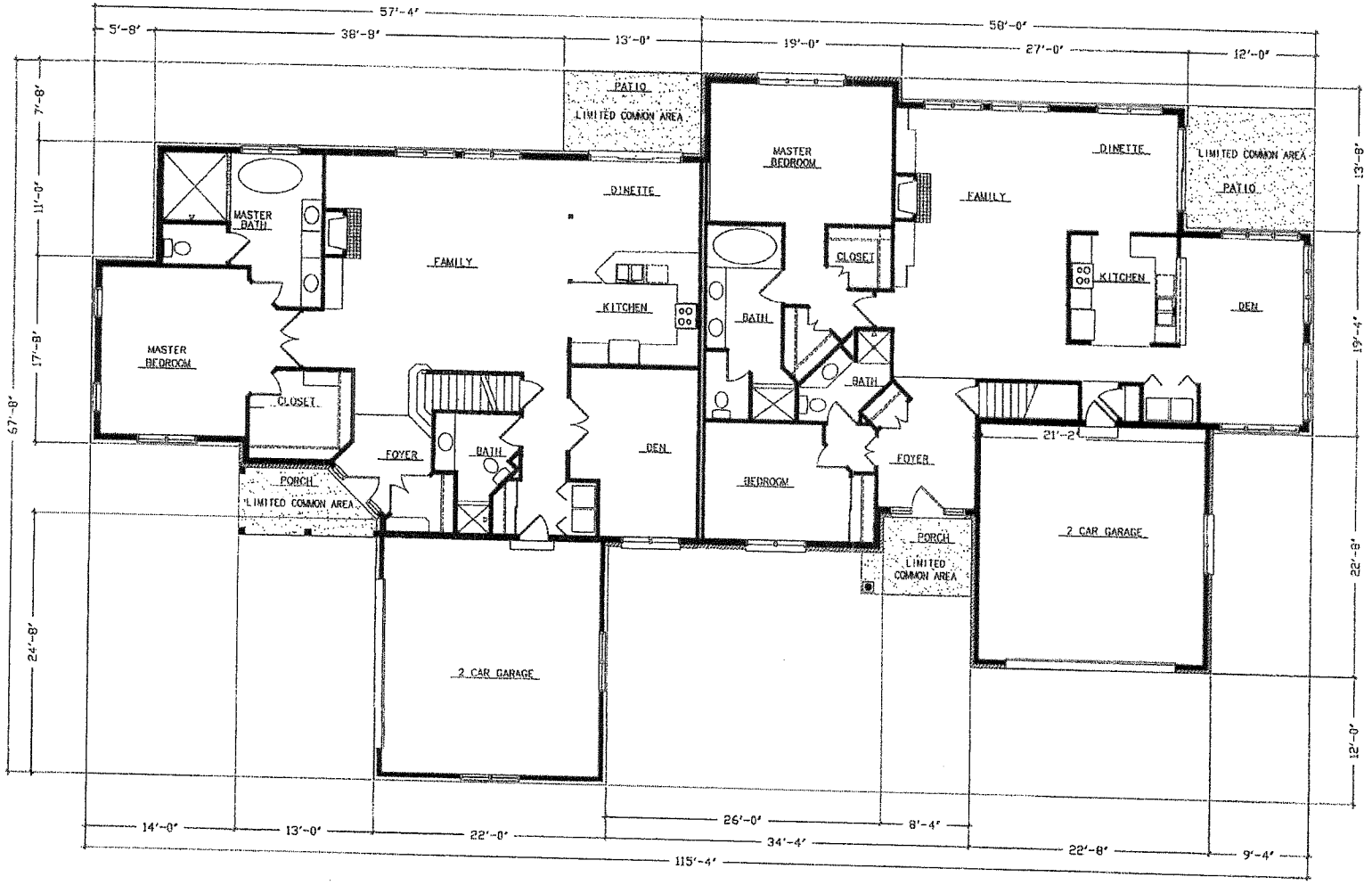
SECOND FLOOR PLAN

N30W23040 - UNIT A SECOND FLOOR

ALL DIMENSIONS ARE APPROXIMATE - SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

HAMPDEN PINES CONDOMINIUM PHASE III

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



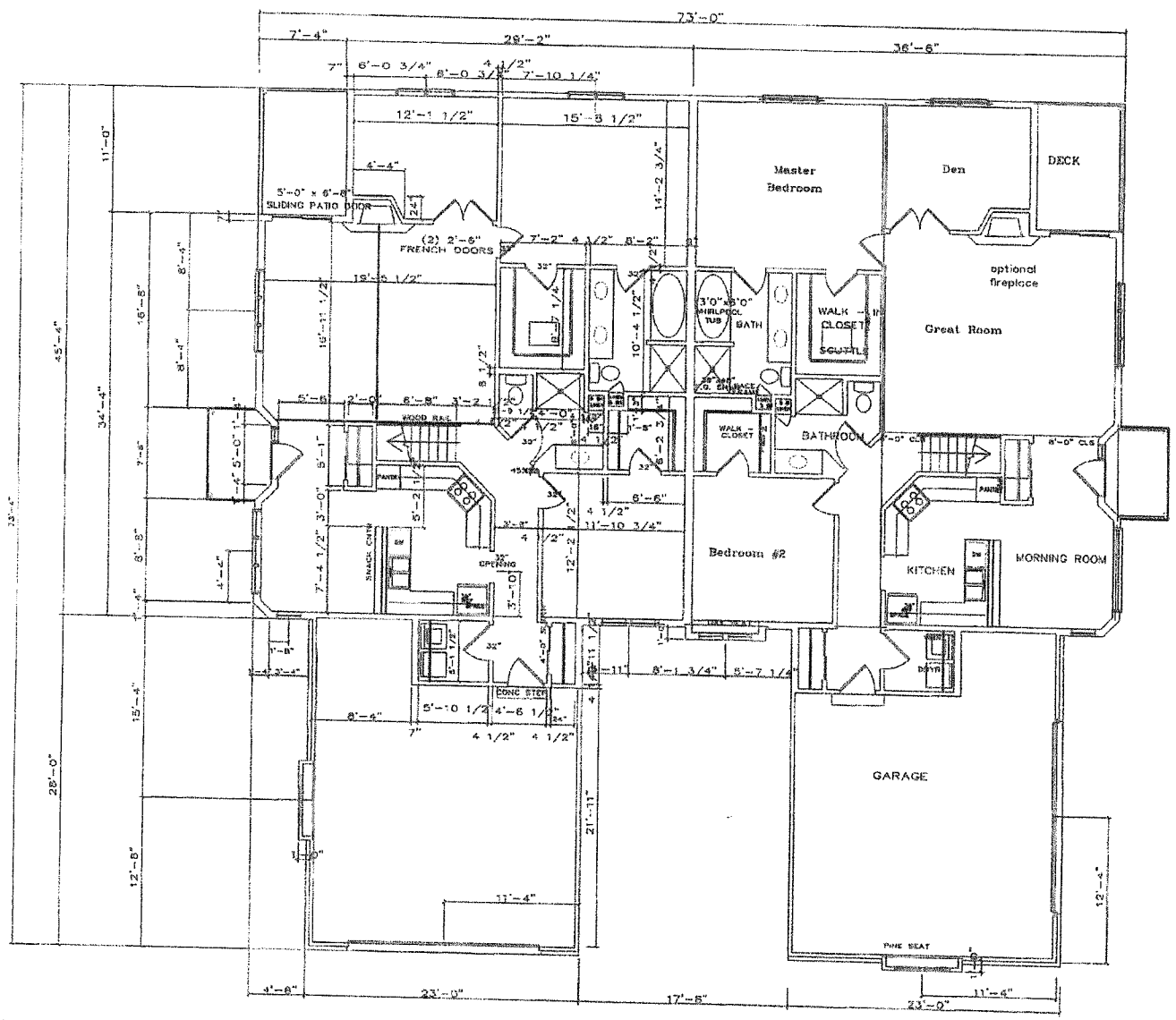
FIRST FLOOR PLAN

N30W23040 - UNITS A AND B

ALL DIMENSIONS ARE APPROXIMATE - SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 4

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



PETER S. GORDON
S-2101
ELKHORN, WI
REGISTERED LAND SURVEYOR

14/7/99

FIRST FLOOR PLAN

PROJECT 99133
DATE: 12-08-99
SHEET 3 OF 3

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5686

N30W23050 - UNITS A AND B

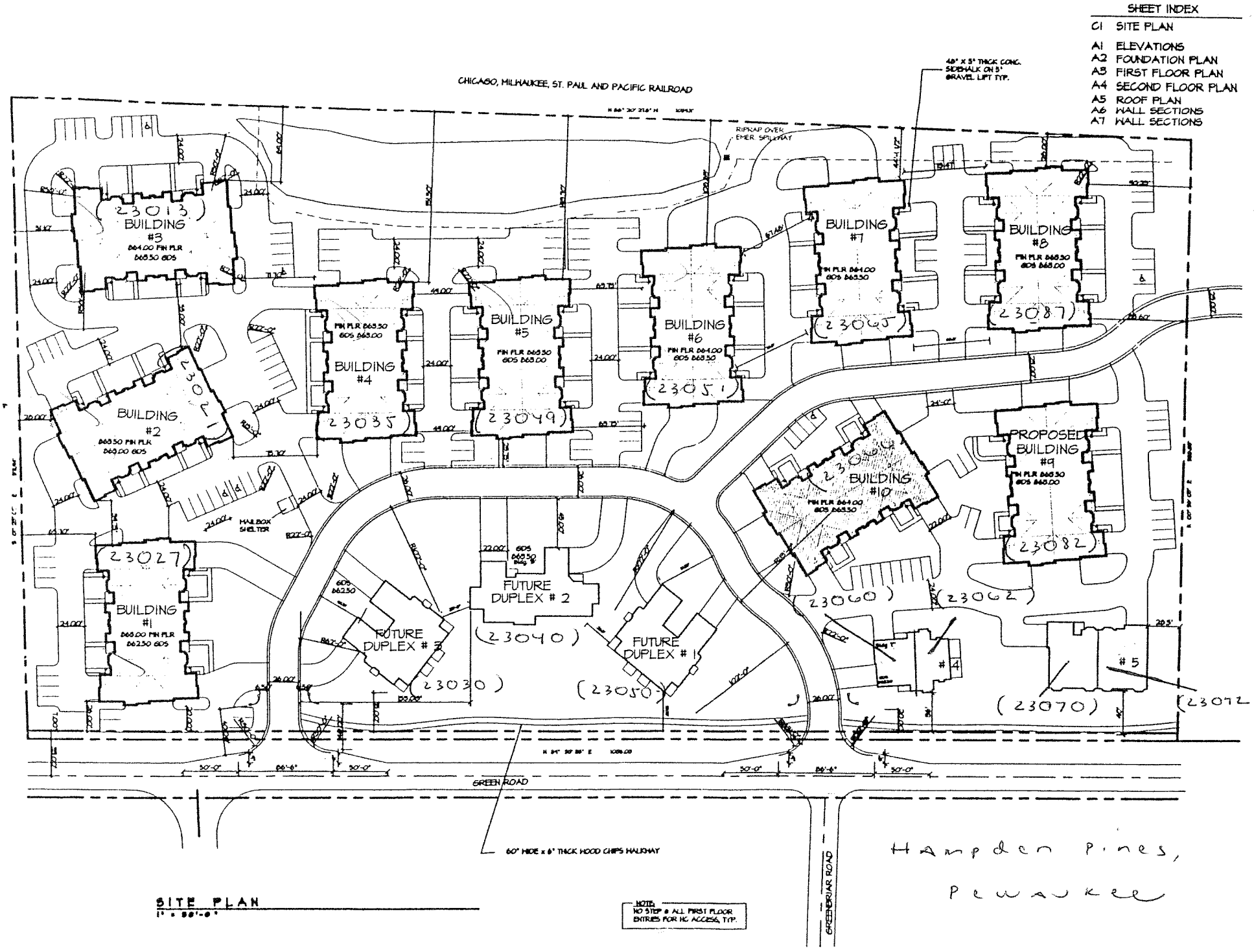
ALL DIMENSIONS ARE APPROXIMATE - SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

HAMPDEN PINES ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION G

FLOOR PLANS & MAP


SHEET INDEX
C1 SITE PLAN
A1 ELEVATIONS
A2 FOUNDATION PLAN
A3 FIRST FLOOR PLAN
A4 SECOND FLOOR PLAN
A5 ROOF PLAN
A6 WALL SECTIONS
A7 WALL SECTIONS
CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
48" X 5" THICK CONC. SIDEWALK ON 5" GRAVEL LIFT TYP.
RIPRAP OVER EMER. SPILLWAY
BUILDING #3
BUILDING #2
BUILDING #4
BUILDING #5
BUILDING #6
BUILDING #7
BUILDING #8
BUILDING #1
BUILDING #10
PROPOSED BUILDING #9
FUTURE DUPLEX # 2
FUTURE DUPLEX # 3
FUTURE DUPLEX # 1
MAILBOX SHELTER
GREEN ROAD
GREENBRIAR ROAD
60" WIDE x 6" THICK WOOD CHIPS WALKWAY
SITE PLAN
NOTE: NO STEP @ ALL FIRST FLOOR ENTRIES FOR HC ACCESS, TYP.
Hampden Pines, Pewaukee
TDI ASSOCIATES, INC.
HAMPDEN PINES - 8 UNIT BLDG.
SITE PLAN
C1

HAMPDEN PINES / PHASES

Bldg. #	Address	Phase
1	N30 W23027 Pineview Circle	One
2	N30 W23021 Pineview Circle	Two
3	N30 W23013 Pineview Circle	Two
4	N30 W23035 Pineview Circle	Two
5	N30 W23049 Pineview Circle	Two
6	N30 W23051 Pineview Circle	Two
7	N30 W23065 Pineview Way	Four
8	N30 W23087 Pineview Way	Four
9	N30 W23082 Pineview Way	Four
10	N30 W23066 Pineview Way	Four
Duplex 1	N30 W23050 Pineview Circle #A & B	Five
Duplex 2	N30 W23040 Pineview Circle #A & B	Three
Duplex 3	N30 W23030 Pineview Circle #A & B	Six
Duplex 4	N30 W23060 Pineview Circle N30 W23062 Pineview Circle	Seven
Duplex 5	N30 W23070 Pineview Circle N30 W23072 Pineview Circle	Seven

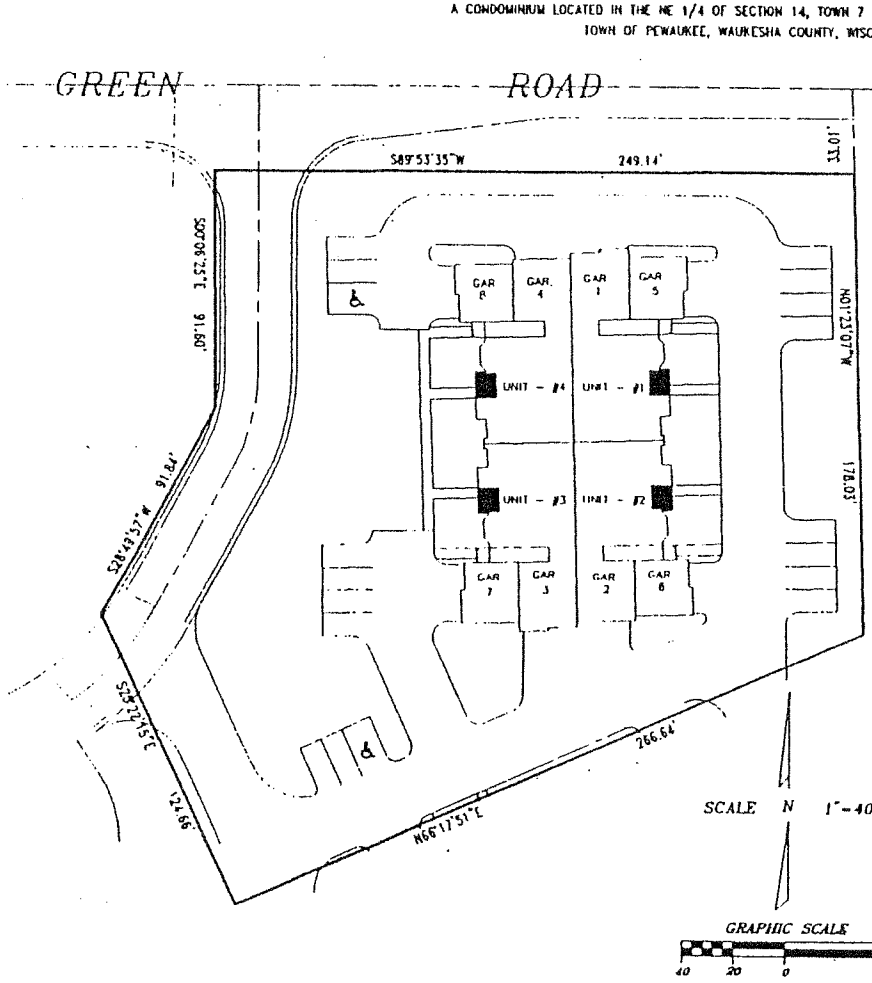
Phase	Month and Year annexed
One	May 1997
Two	April 1998
Three	November 1998
Four	November 1999
Five	March 2000
Six	July 2002
Seven	October 2003

REEL2441IMAGE0151

HAMPDEN PINES CONDOMINIUM

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

EXHIBIT A



SCALE N 1"=40'

GRAPHIC SCALE

40 20 0 40

NE CORNER
SEC 17, T 7 N, R 19 E
CONC MON W/ BRASS CAP

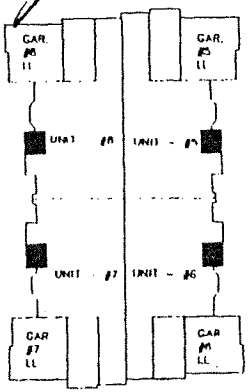
S89°53'35"W 745.00'

LEGAL DESCRIPTION: THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°53'35"W, 745.00 FEET TO A POINT; THENCE S01°23'07"E, 33.01 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE S89°53'35"W, 249.14 FEET TO A POINT; THENCE S00°06'25"E, 91.60 FEET TO A POINT; THENCE S28°49'57"W, 91.84 FEET TO A POINT; THENCE S25°22'15"E, 124.66 FEET TO A POINT; THENCE N66°17'51"E, 266.64' TO A POINT; THENCE N01°23'07"W, 178.03 FEET TO THE POINT OF BEGINNING.

I, MATTHEW E. WEST, WISCONSIN REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THAT THE ABOVEDESCRIBED PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

MATTHEW E. WEST, R.L.S. S-1854

MAY 12TH 1997



UPPER LEVEL DETAIL



NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

■ INDICATES LIMITED COMMON AREA

LL INDICATES LOWER LEVEL

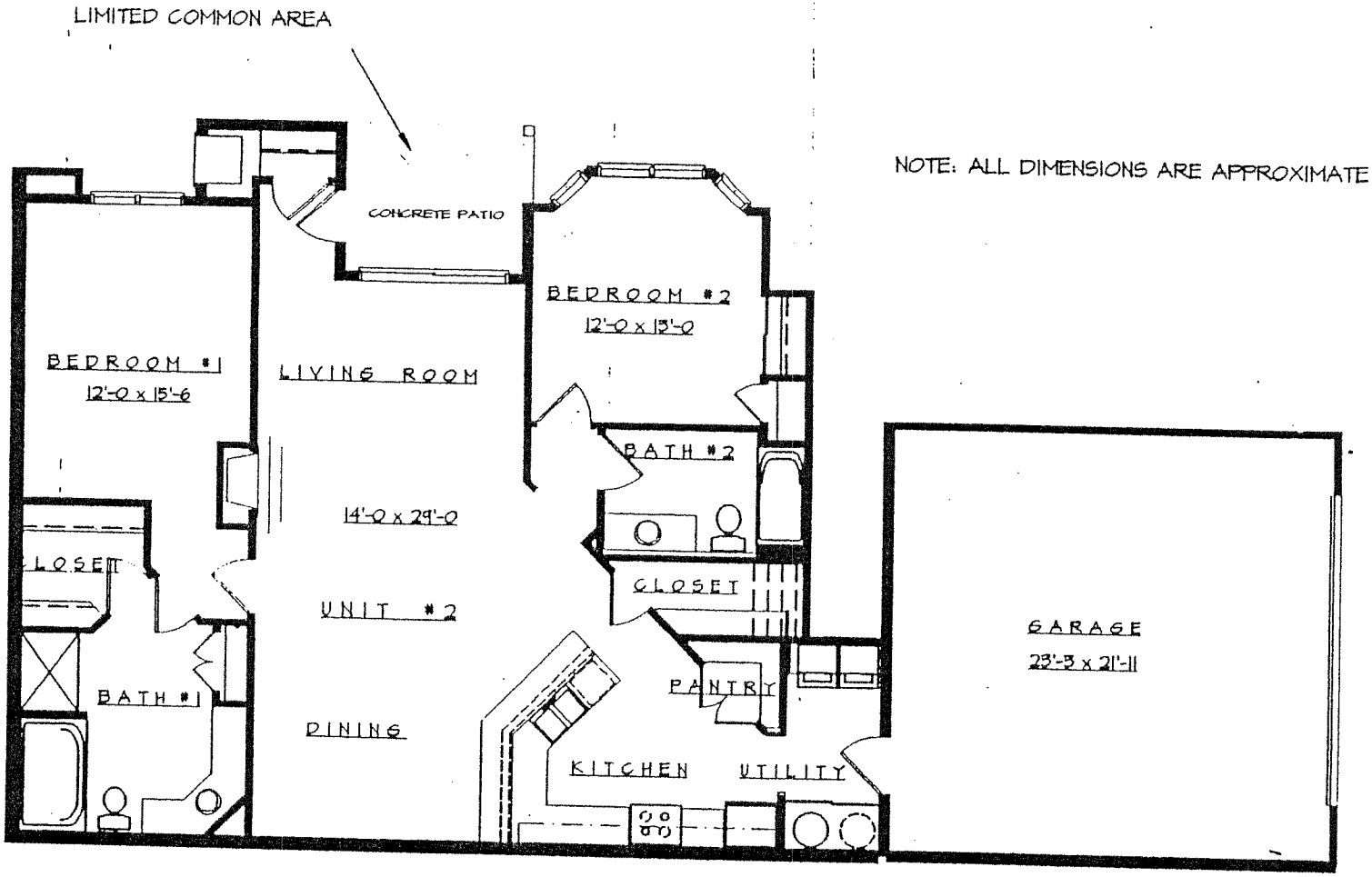
GAR. INDICATES GARAGE

WEST & Associates Inc.

• SURVEYORS
• PLANNERS
• ENGINEERS

REEL 2447 IMAGE 0153

Exhibit C-1



NOTE: ALL DIMENSIONS ARE APPROXIMATE

FIRST FLOOR UNIT #2 PLAN (UNIT #4 SIMILAR)

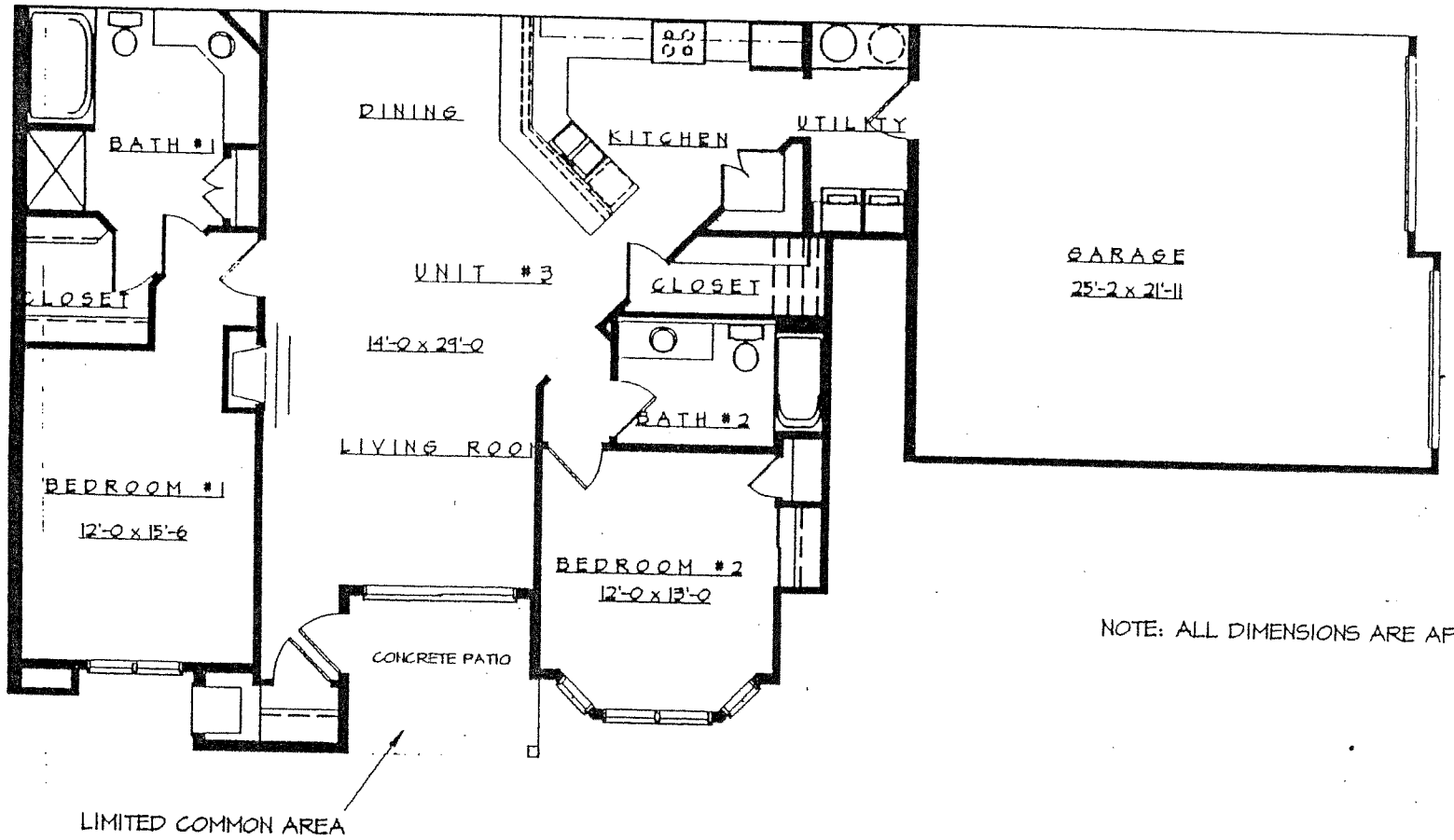
HAMPDEN PINES CONDOMINIUM

TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

BUILDI

REEL2441IMAGE0154

Exhibit C-2



NOTE: ALL DIMENSIONS ARE APPROXIMATE

FIRST FLOOR UNIT #3 PLAN (UNIT #1 SIMILAR)

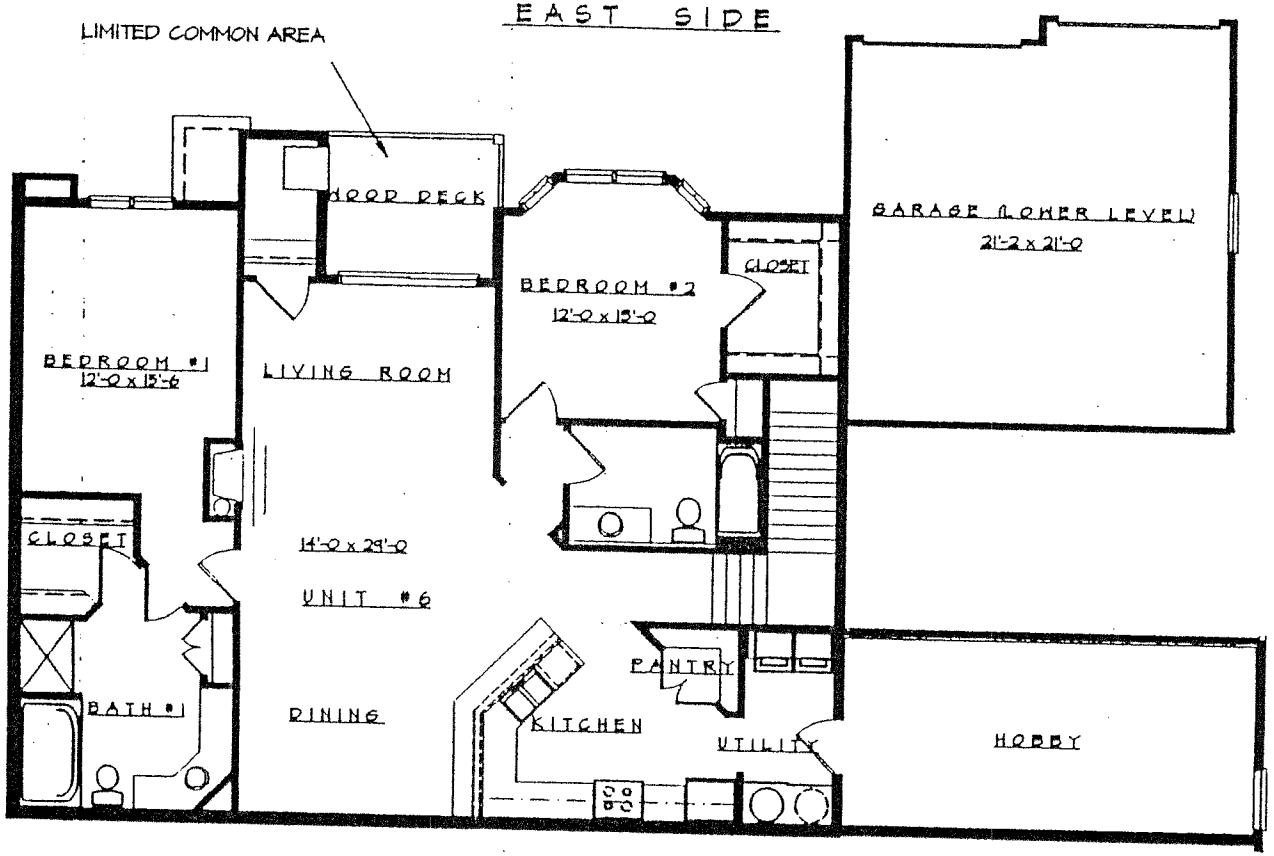
HAMPDEN PINES CONDOMINIUM

TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

BUILDI

REEL 2441 IMAGE 0155

Exhibit C-3



NOTE: ALL DIMENSIONS ARE APPROXIMATE

SECOND FLOOR UNIT #6 PLAN (UNIT #5, 7 & 8 SIMILAR)

HAMPDEN PINES CONDOMINIUM

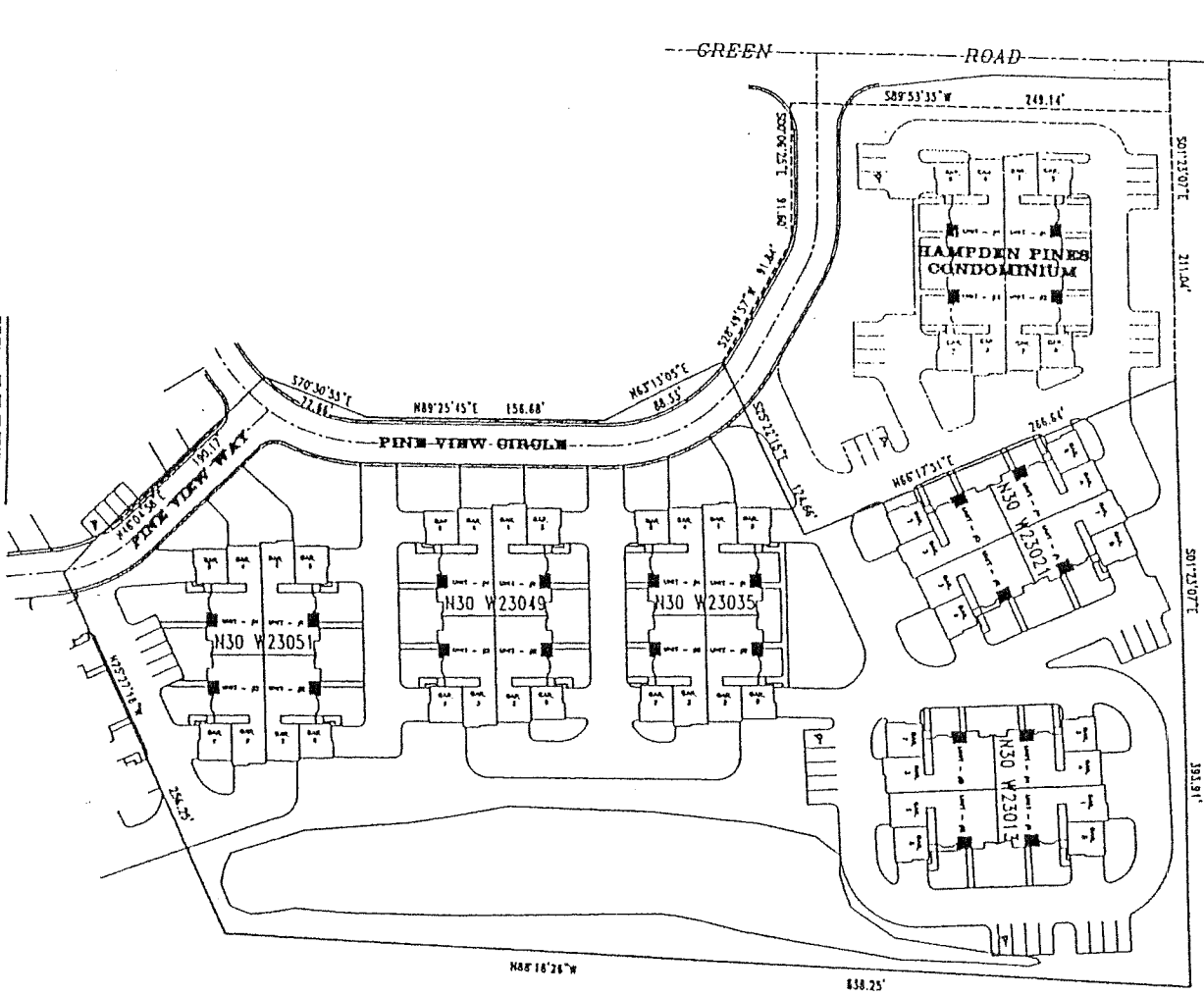
TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

BUILDING #1

HAMPDEN PINES CONDOMINIUM
PHASE II

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

EXHIBIT 1A



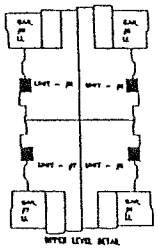
LEGAL DESCRIPTION: THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°53'35"W, 245.00 FEET TO A POINT; THENCE S01°23'07"E, 211.04 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING S01°23'07"E, 393.91 FEET TO A POINT; THENCE N88°18'26"W, 838.25 FEET TO A POINT; THENCE N25°27'18"W, 256.25 FEET TO A POINT; THENCE N46°04'58"E, 190.17 FEET TO A POINT; THENCE S70°30'55"E, 72.88 FEET TO A POINT; THENCE N89°25'45"E, 156.68 FEET TO A POINT; THENCE N63°13'05"E, 88.33 FEET TO A POINT; THENCE S25°22'15"E, 124.66 FEET TO A POINT; THENCE N66°17'51"E, 266.64 FEET TO THE POINT OF BEGINNING.

I, MATTHEW E. WEST, WISCONSIN REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THAT THE ABOVEDESCRIBED PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

APRIL 14TH, 1978

MATTHEW E. WEST, R.L.S. S-1854

WISCONSIN MATTHEW E. WEST S-1854 MILWAUKEE WIS. LAND SURVEYOR



NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

- INDICATES LIMITED COMMON AREA
- LL INDICATES LOWER LEVEL
- GAR. INDICATES GARAGE

GRAPHIC SCALE
60 30 0 60

SCALE N 1"=60'

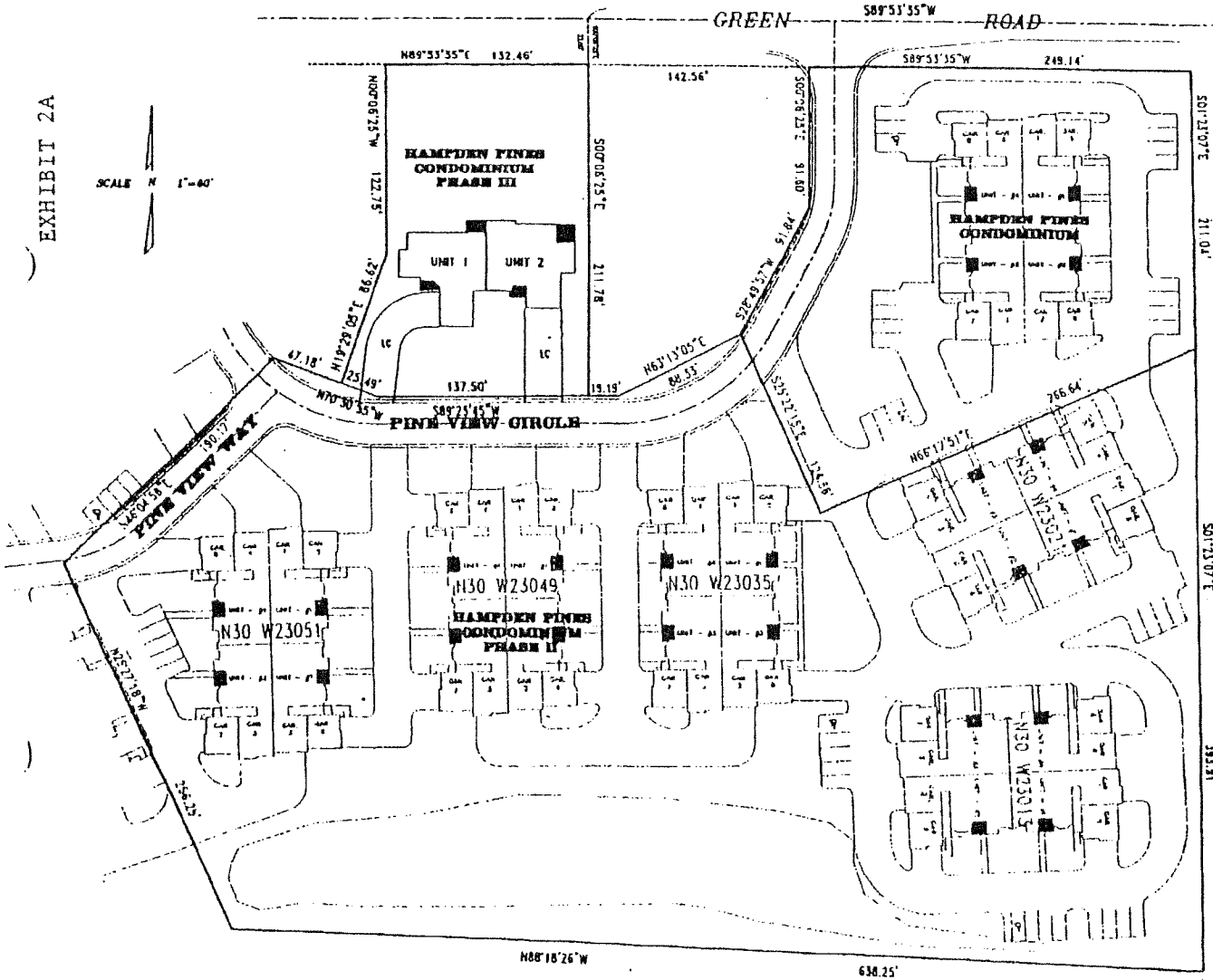
WEST & Associates Inc.
[illegible]
• SURVEYORS
• PLANNERS
• ENGINEERS

DATE: 04-14-98
PROJECT: #98128

HAMPDEN PINES CONDOMINIUM PHASE III

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

EXHIBIT 2A

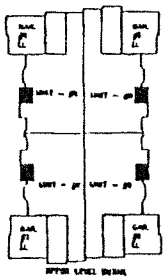


LEGAL DESCRIPTION: THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°53'35"W, 635.96 FEET TO A POINT; THENCE S00°06'25"E, 33.00 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING S00°06'25"E, 211.78 FEET TO A POINT; THENCE S89°25'45"W, 137.50 FEET TO A POINT; THENCE N70°30'35"W, 25.49 FEET TO A POINT; THENCE N19°29'05"E, 86.62 FEET TO A POINT; THENCE N00°06'25"W, 122.75 FEET TO A POINT; THENCE N89°53'35"E, 132.46 FEET TO THE POINT OF BEGINNING.

I, MATTHEW E. WEST, WISCONSIN REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THAT THE ABOVEDESCRIBED PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

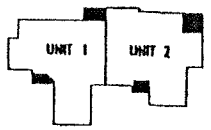
MATTHEW E. WEST, R.L.S. S-1854

WISCONSIN MATTHEW E. WEST S-1854 MILWAUKEE MIS. LAND SURVEYOR



NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

LC or [ ] INDICATES LIMITED COMMON AREA
LL INDICATES LOWER LEVEL
GAR. INDICATES GARAGE



GRAPHIC SCALE
60 30 0 60

FARWELL, HARMER & ASSOC. INC.

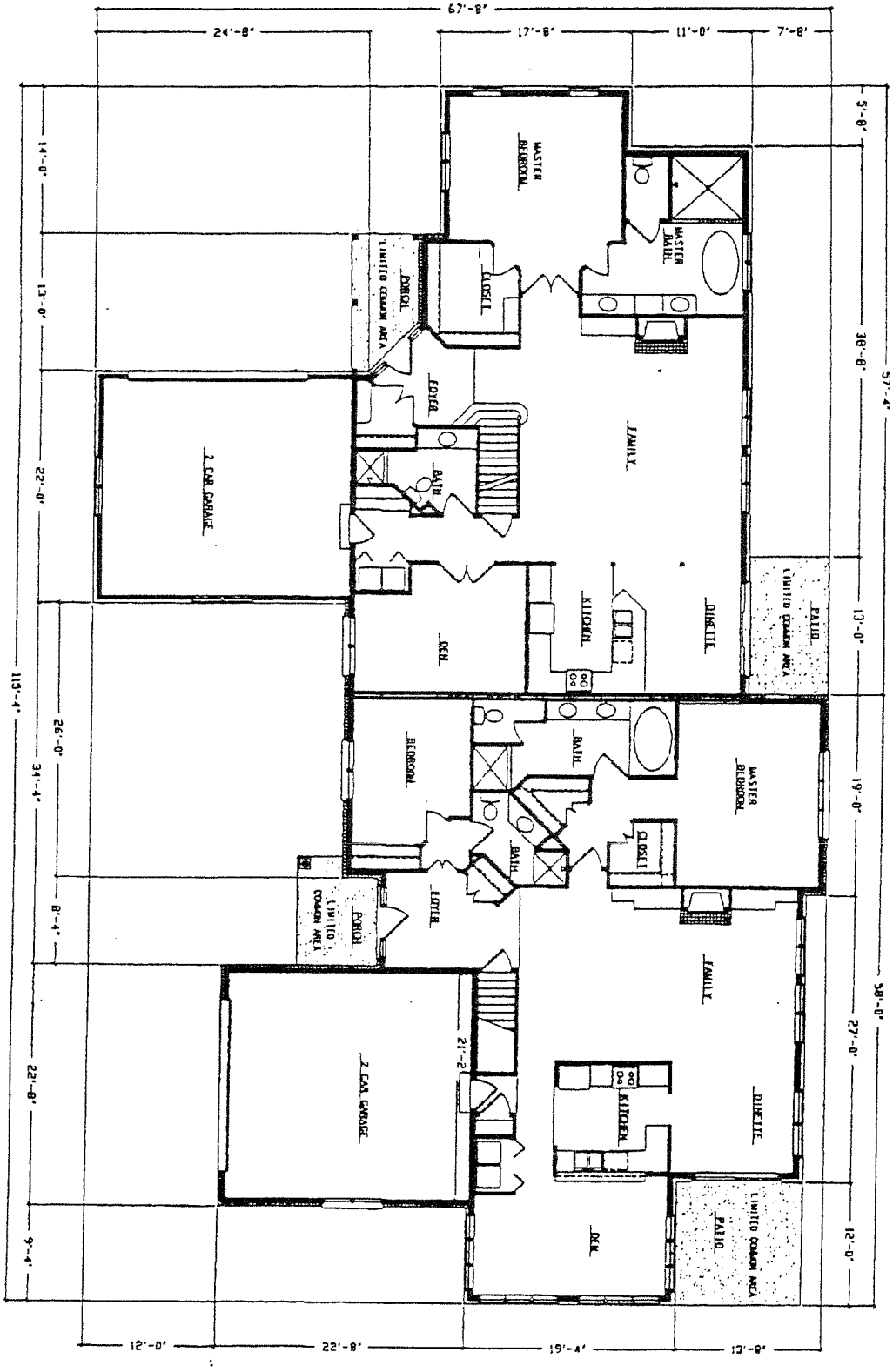
DATE: 11-11-98
PROJECT: #98224

SHEET 1 OF 4

EXHIBIT 2C-2

HAMPDEN PINES CONDOMINIUM PHASE III

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



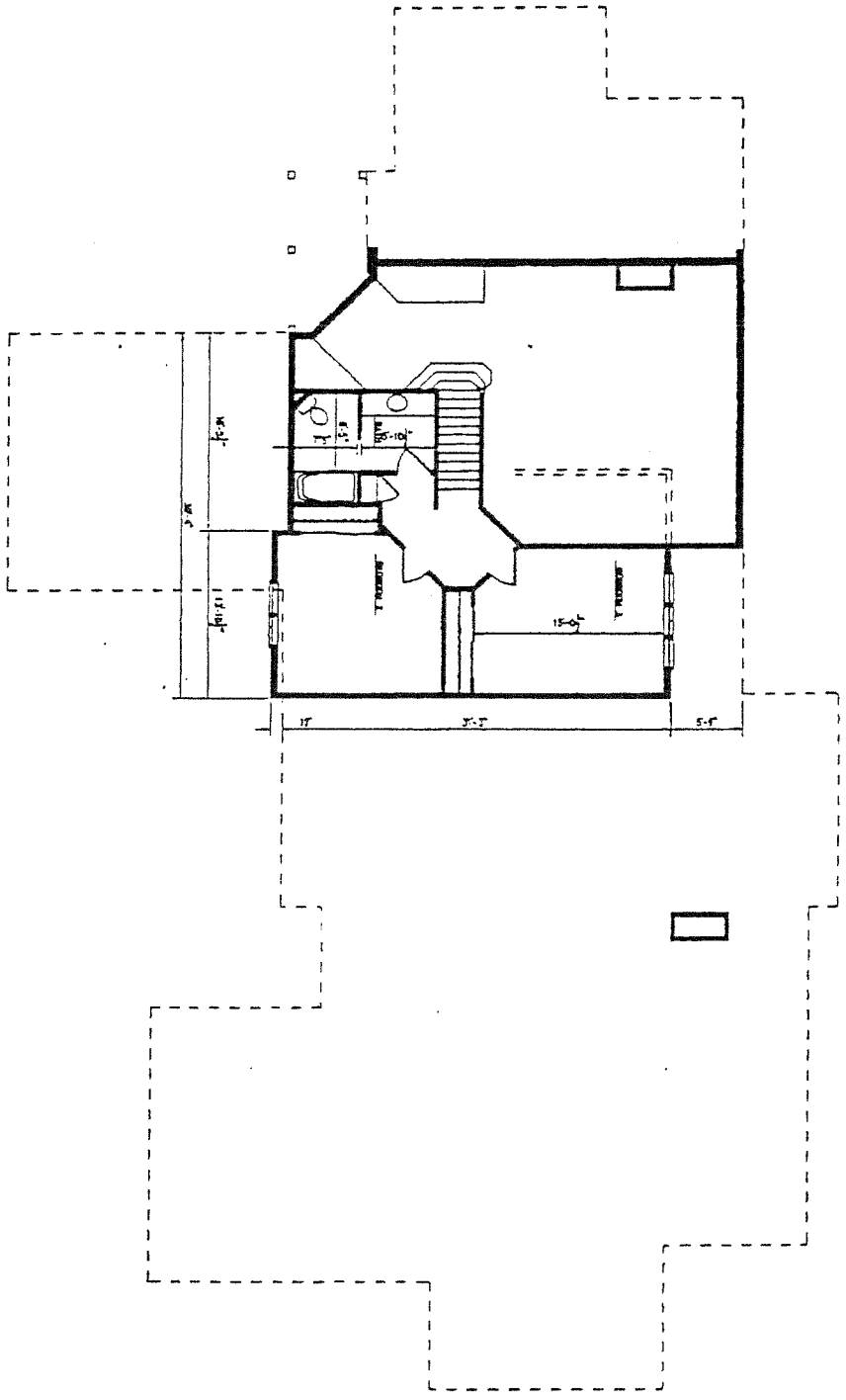
FIRST FLOOR PLAN

SHEET 3 OF 4

EXHIBIT 2C-3

HAMPDEN PINES CONDOMINIUM PHASE III

A CONDOMINIUM LOCATED IN THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

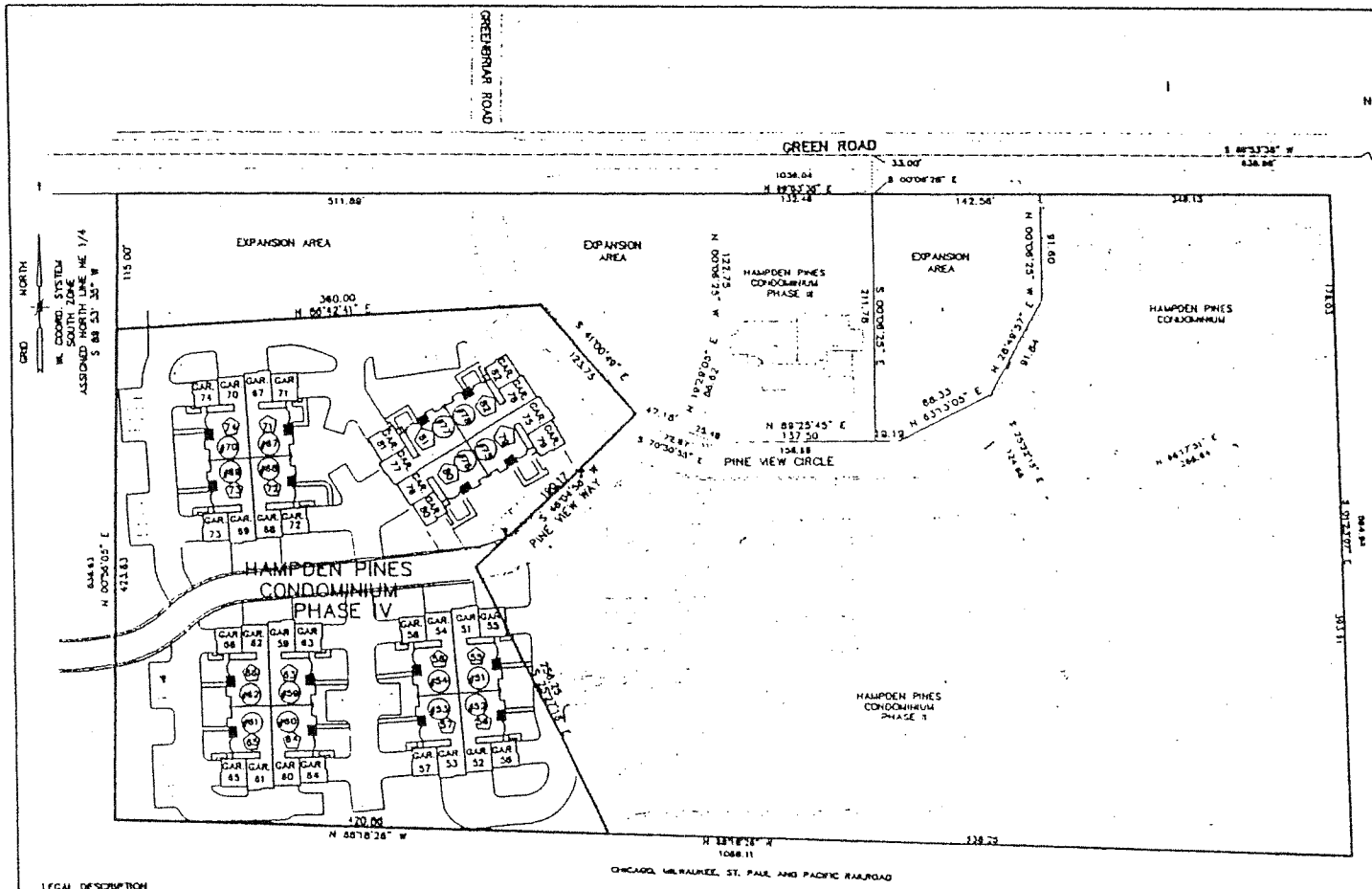


SECOND FLOOR PLAN

SHEET
4 OF 4

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGAL DESCRIPTION DECLARED AREA
THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH-EAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.98 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET; THENCE CONTINUE S 00DEG 06MIN 25SEC E, 211.78 FEET; THENCE S 88DEG 25MIN 45SEC W, 137.50 FEET; THENCE N 70DEG 30MIN 55SEC W, 72.87 FEET TO THE POINT OF BEGINNING; THENCE S 44DEG 04MIN 58SEC W, 190.17 FEET; THENCE S 25DEG 27MIN 16SEC W, 256.25 FEET; THENCE N 58DEG 18MIN 28SEC W, 420.86 FEET; THENCE N 00DEG 56MIN 05SEC E, 423.83 FEET; THENCE N 84DEG 42MIN 41SEC E, 360.00 FEET; THENCE S 41DEG 00MIN 49SEC E, 123.75 FEET TO THE POINT OF BEGINNING.

DECLARANT: PINECREST BAY, INC.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

DATED: 11-23-99

PETER S. GORDON R.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

GAR. INDICATES GARAGE
(XX) – FIRST FLOOR UNIT NUMBER
(YY) – SECOND FLOOR UNIT NUMBER
▩ – LIMITED COMMON ELEMENT

LEGAL DESCRIPTION
EXPANSION AREA
THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.98 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 89DEG 53MIN 35SEC E, 142.56 FEET; THENCE S 00DEG 08MIN 28SEC E, 81.80 FEET; THENCE S 28DEG 49MIN 57SEC W, 91.84 FEET; THENCE S 63DEG 13MIN 05SEC W, 88.33 FEET; THENCE S 89DEG 25MIN 45SEC W, 18.68 FEET; THENCE N 00DEG 08MIN 25SEC W, 211.78 FEET TO THE POINT OF BEGINNING. ALSO A PARCEL DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.98 FEET; THENCE S 00DEG 08MIN 25SEC E, 33.00 FEET; THENCE S 89DEG 53MIN 35SEC W, 132.48 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 08MIN 25SEC E, 122.75 FEET; THENCE S 18DEG 28MIN 00SEC W, 84.62 FEET; THENCE N 70DEG 30MIN 55SEC W, 47.18 FEET; THENCE N 41DEG 00MIN 49SEC W, 123.75 FEET; THENCE S 84DEG 42MIN 41SEC W, 360.00 FEET; THENCE N 00DEG 56MIN 05SEC E, 118.00 FEET; THENCE N 89DEG 53MIN 35SEC E, 511.89 FEET TO THE POINT OF BEGINNING.

NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

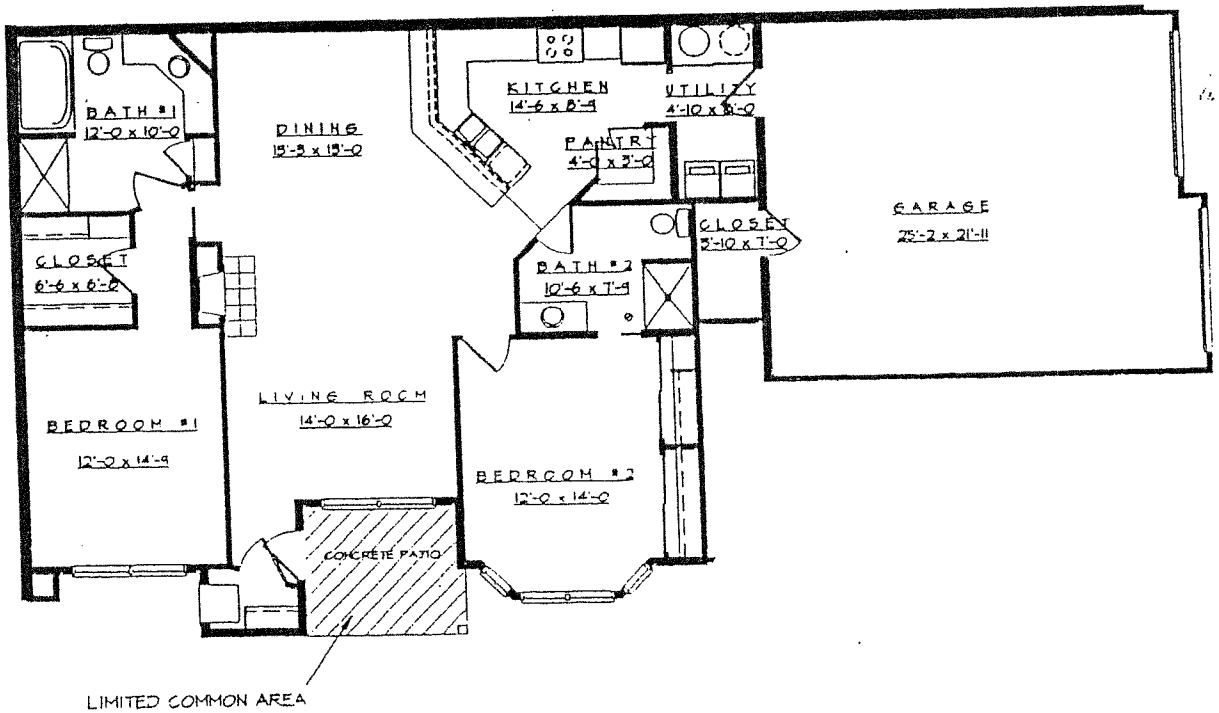
100 50 0 100 200 300 400 500
MAP SCALE IN FEET ORIGINAL 1" = 80'

PROJECT 99133
DATE: 11-11-99
SHEET 2 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2088
FAX: (414) 723-5806

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



FIRST FLOOR UNIT 51
UNIT 59
UNIT 67
UNIT 75
(UNITS 53, 61, 69, 77 SIMILAR)

NOTE: ALL DIMENSIONS ARE APPROXIMATE,
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

WISCONSIN
PETER S. GEDDON
S-2101
ELKHORN, WI
LAND SURVEYOR

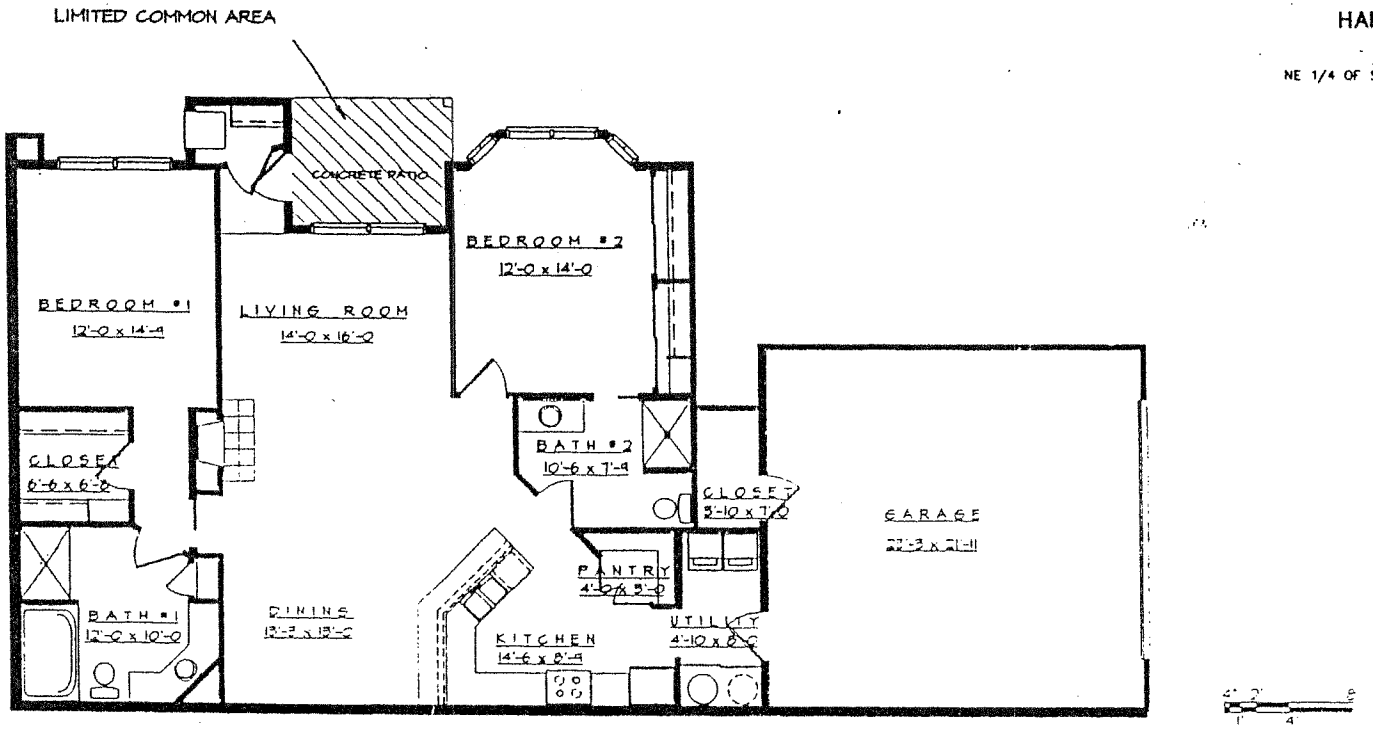
11-23-99

PROJECT 99130
DATE: 11-11-99
SHEET 4 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5886

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



FIRST FLOOR UNIT 52
UNIT 60
UNIT 68
UNIT 76
(UNITS 54, 62, 70, 78 SIMILAR)

NOTE: ALL DIMENSIONS ARE APPROXIMATE,
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

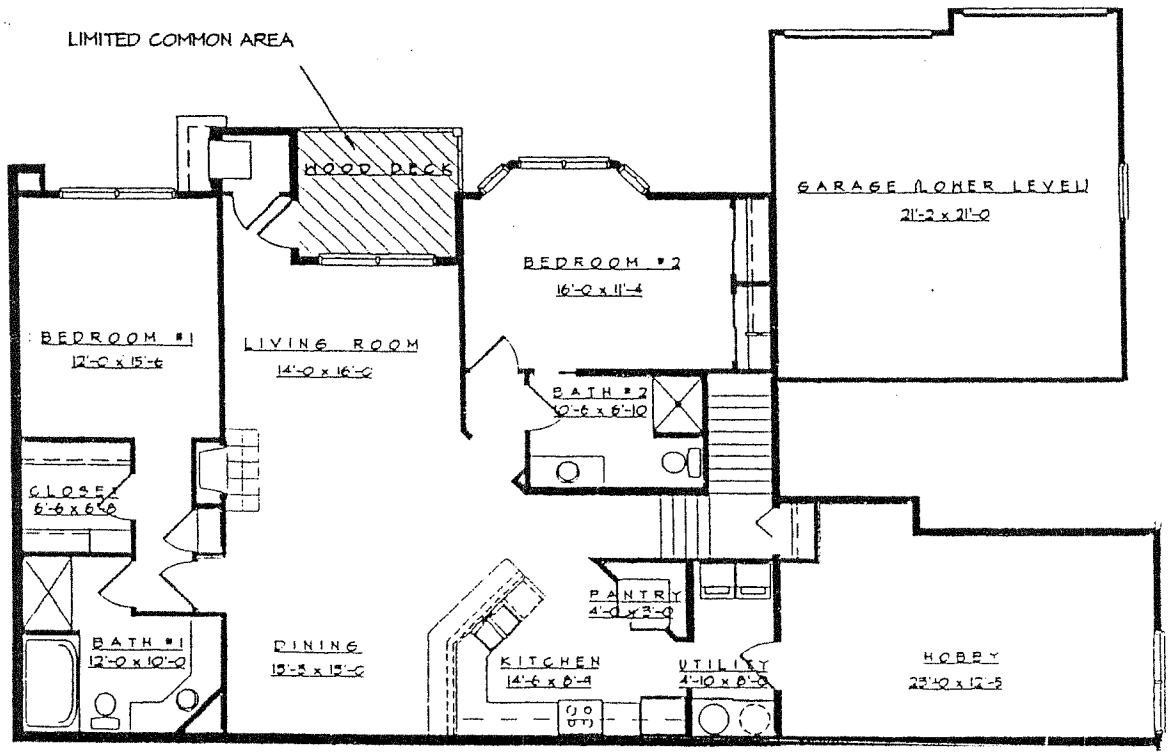
PETER S. CARLSON
ELKHORN, WI

11-23-99

PROJECT 99133
DATE: 11-11-99
SHEET 5 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5886

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 3
A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



SECOND FLOOR UNIT 56
(UNITS 55, 57,58,63,64,65,66,71,72,73,74,79,80,81,82 SIMILAR)

NOTE: ALL DIMENSIONS ARE APPROXIMATE,
SOME DIMENSIONS SHOW AVERAGE ROOM SIZE

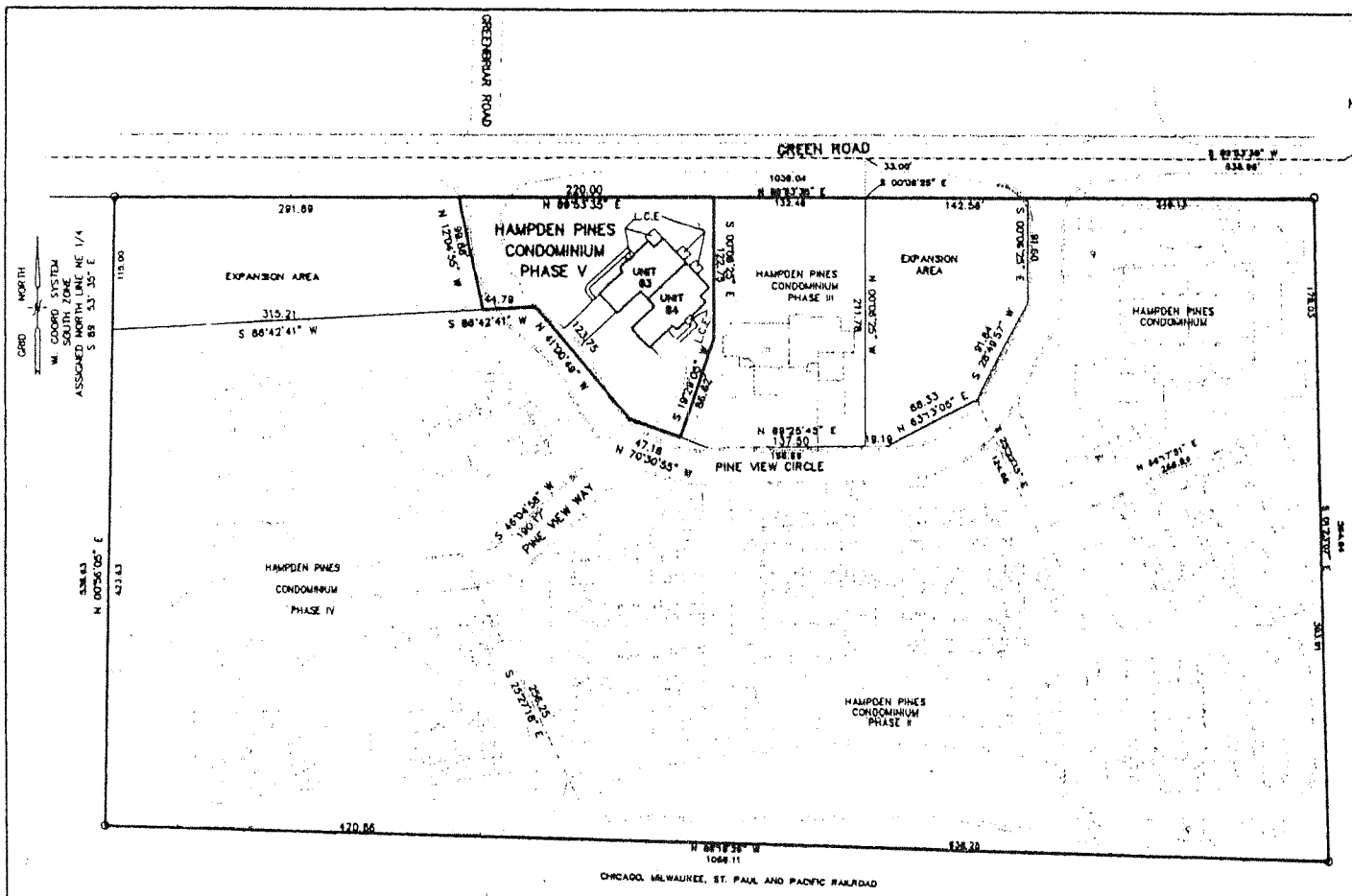
PROJECT 99133
DATE: 11-11-99
SHEET 6 OF 7

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5886

** EXHIBIT 4A **

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 4

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGAL DESCRIPTION
THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.96 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET; THENCE S 89DEG 53MIN 35SEC W, 132.46 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 06MIN 25SEC E, 122.75 FEET; THENCE S 19DEG 29MIN 05SEC W, 86.62 FEET; THENCE N 70DEG 30MIN 55SEC W, 47.18 FEET; THENCE N 41DEG 00MIN 49SEC W, 123.75 FEET; THENCE S 88DEG 42MIN 41SEC W, 44.79 FEET; THENCE N 12DEG 04MIN 55SEC W, 99.88 FEET TO THE SOUTH LINE OF GREEN ROAD; THENCE N 89DEG 53MIN 35SEC E, 220.00 FEET TO THE POINT OF BEGINNING.

DECLARANT: PINECREST BAY, INC.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

DATED: 12/17/99

PETER S. GORDON R.L.S. 2101

PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

GAR. INDICATES GARAGE
L.C.E. = LIMITED COMMON ELEMENT
O = FOUND IRON PIPE STAKE

LEGAL DESCRIPTION
EXPANSION AREA
THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.96 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 89DEG 53MIN 35SEC E, 142.56 FEET; THENCE S 00DEG 06MIN 25SEC E, 91.80 FEET; THENCE S 28DEG 49MIN 57SEC W, 91.84 FEET; THENCE S 63DEG 13MIN 05SEC W, 68.33 FEET; THENCE S 89DEG 25MIN 45SEC W, 19.19 FEET, THENCE N 00DEG 06MIN 25SEC W, 211.78 FEET TO THE POINT OF BEGINNING.
ALSO A PARCEL DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.96 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET; THENCE S 89DEG 53MIN 35SEC W, 352.46 FEET TO THE POINT OF BEGINNING; THENCE S 12DEG 04MIN 55SEC E, 99.88 FEET; THENCE S 88DEG 42MIN 41SEC W, 315.21 FEET; THENCE N 00DEG 56MIN 05SEC E, 115.00 FEET TO THE SOUTH LINE OF GREEN ROAD; THENCE N 89DEG 53MIN 35SEC E, 291.89 FEET TO THE POINT OF BEGINNING.

100 50 0 100 200 300 400 500
MAP SCALE IN FEET ORIGINAL 1" = 80'

NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

PROJECT 99133
DATE: 12-06-99
SHEET 1 OF 3

FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5996

EXHIBIT 4C

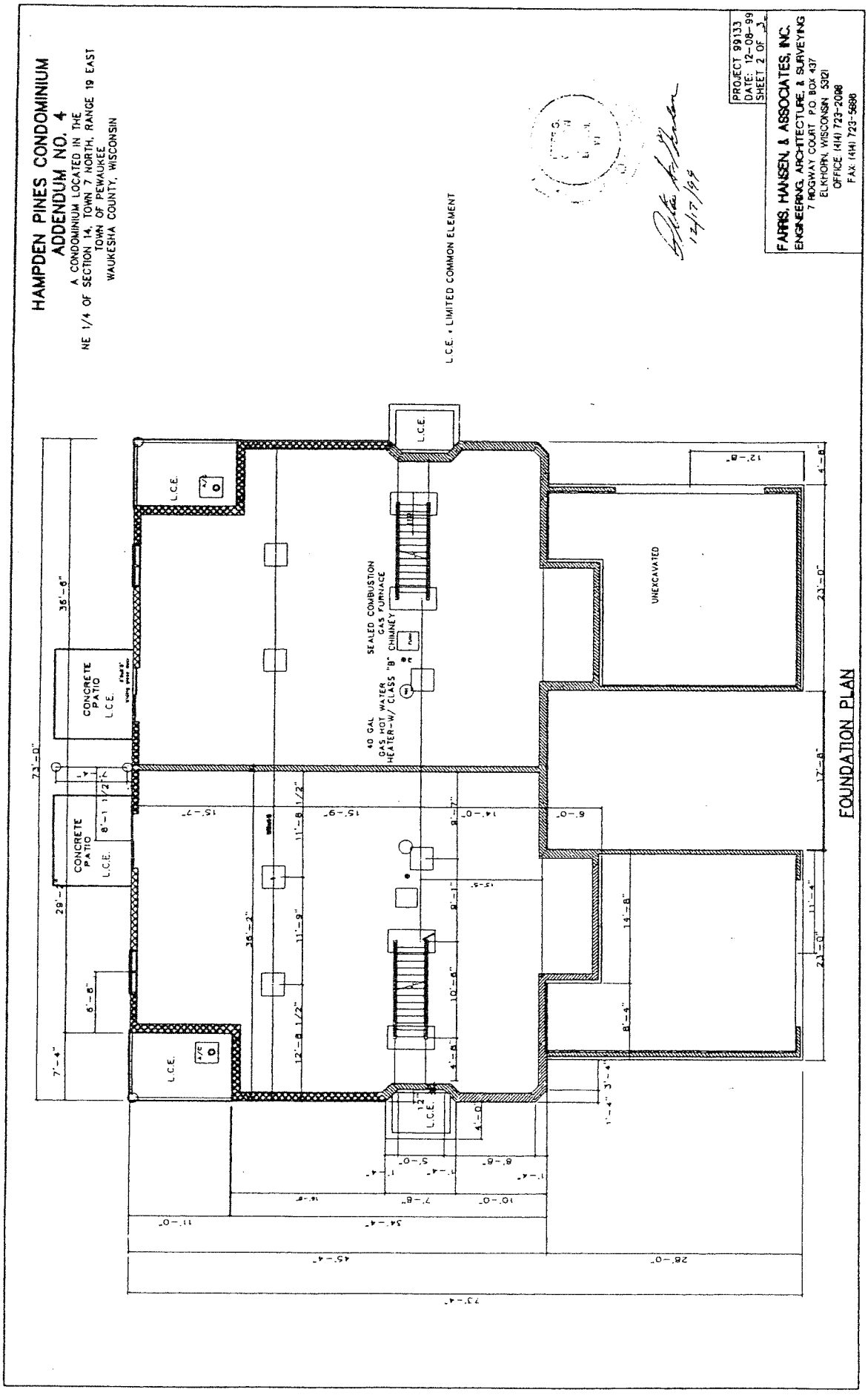
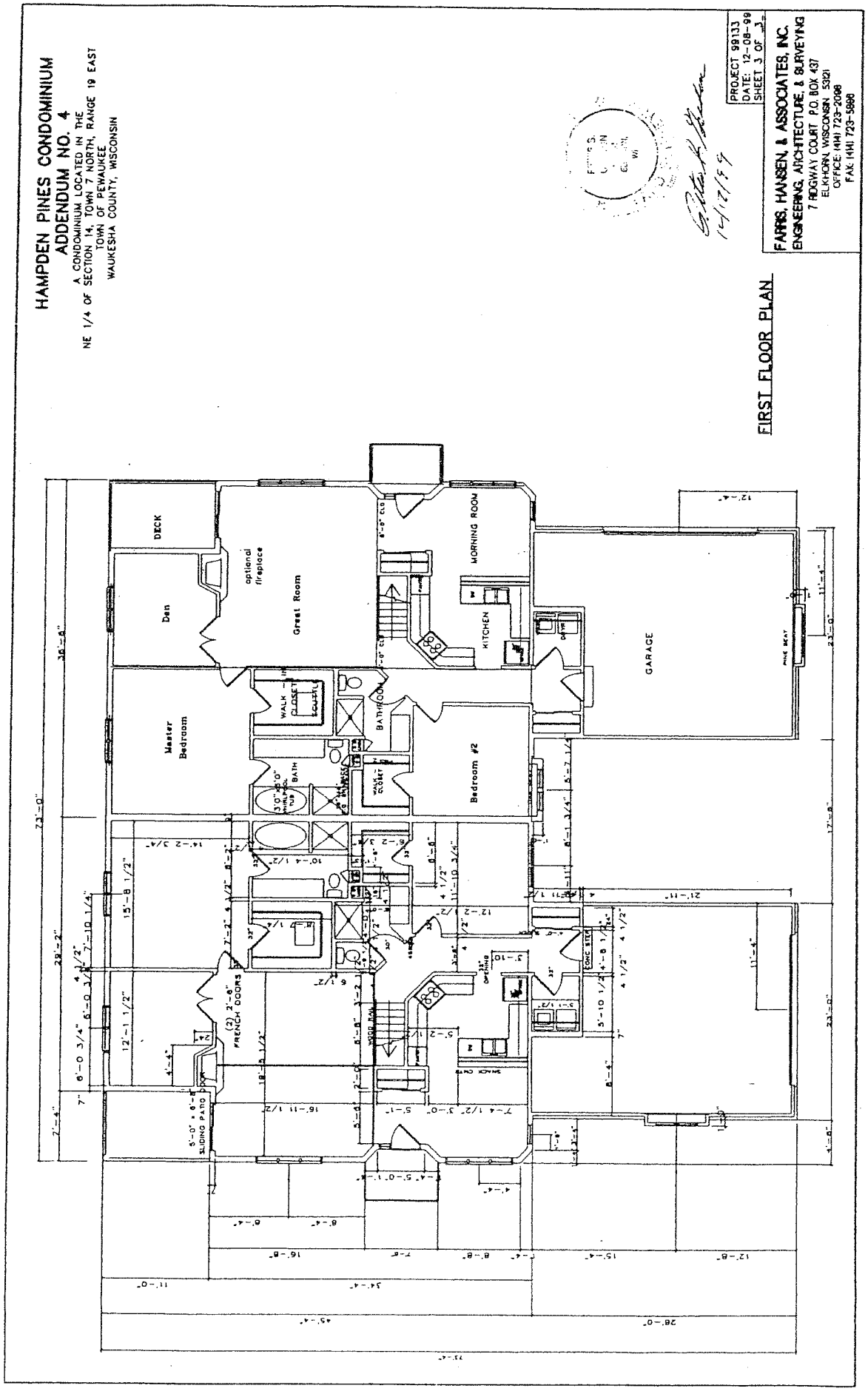

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 4
A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN
L.C.E. = LIMITED COMMON ELEMENT
PROJECT 99133
DATE: 12-08-99
SHEET 2 OF 3
FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5888
12/17/99
L.C.E.
CONCRETE PATIO
SEALED COMBUSTION GAS FURNACE
40 GAL GAS HOT WATER HEATER-W/ CLASS "B" CHIMNEY
UNEXCAVATED
FOUNDATION PLAN

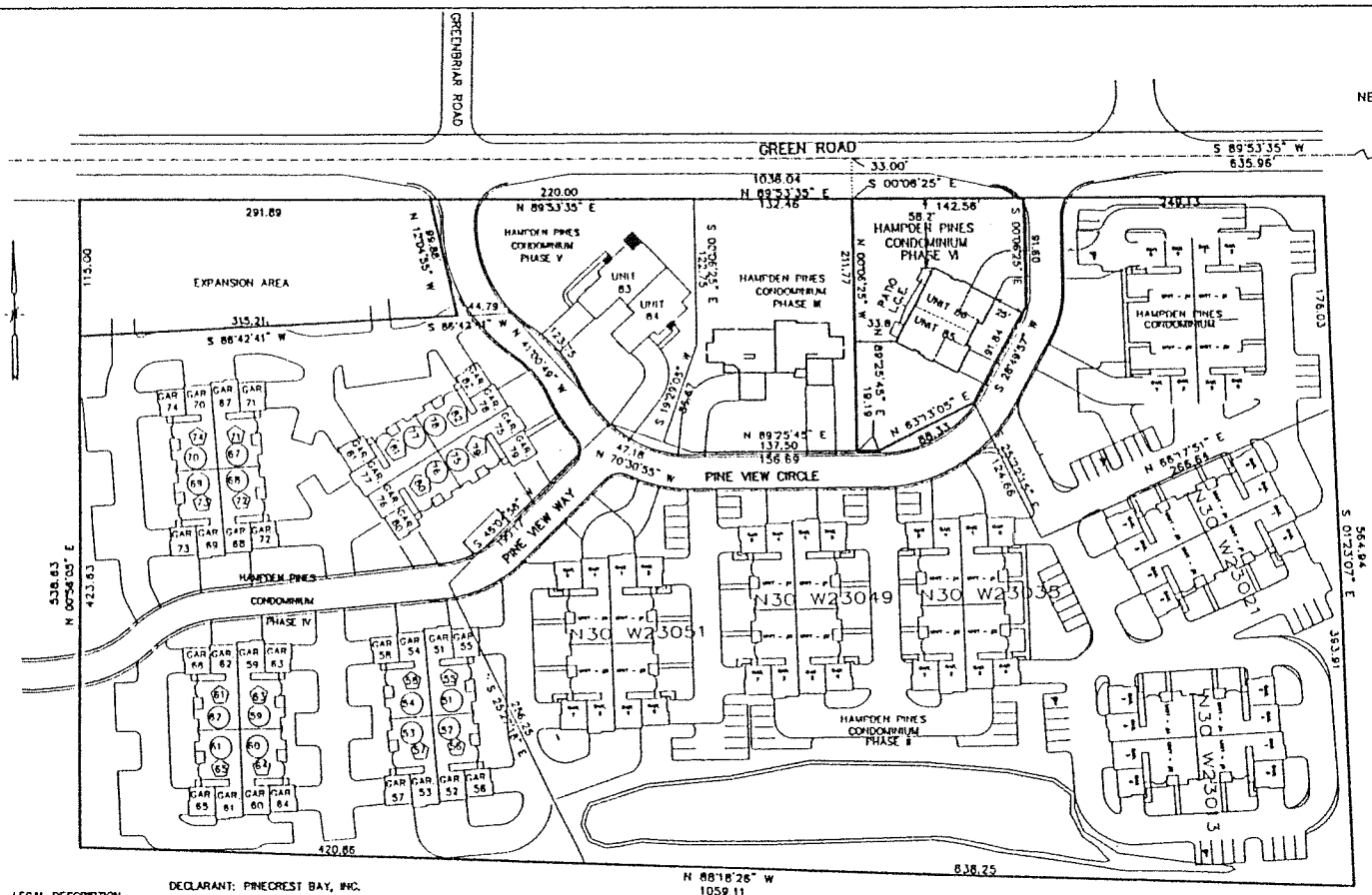
EXHIBIT 4C


HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 4
A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN
PROJECT 99133
DATE: 12-08-99
SHEET 3 OF 3
FARRIS, HANSEN, & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, & SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (414) 723-2098
FAX: (414) 723-5888
FIRST FLOOR PLAN
DECK
Den
optional fireplace
Great Room
MORNING ROOM
KITCHEN
GARAGE
Master Bedroom
WALK IN CLOSET
LINEN
BATHROOM
Bedroom #2
(2) 2'-6" FRENCH DOORS
5'-0" x 6'-8" SLIDING PATIO DOOR

** EXHIBIT 5A **

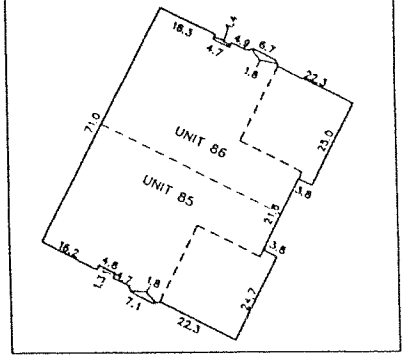
HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 5

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



DECLARANT: PINECREST BAY, INC.

UNIT EXTERIOR DIMENSIONS AS BUILT



I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AREAS CAN BE DETERMINED FROM THE PLAT.

DATED: MAY 1, 2002

PETER S. GORDON R.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

GAR. INDICATES GARAGE
L.C.E. = LIMITED COMMON ELEMENT

LEGAL DESCRIPTION
DECLARED AREA

THAT PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.96 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 89DEG 53MIN 35SEC E, 142.56 FEET; THENCE S 00DEG 05MIN 25SEC E, 91.80 FEET; THENCE S 28DEG 49MIN 57SEC W, 91.84 FEET; THENCE S 63DEG 13MIN 05SEC W, 89.33 FEET; THENCE S 89DEG 25MIN 45SEC W, 19.19 FEET, THENCE N 00DEG 06MIN 25SEC W, 211.78 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
EXPANSION AREA

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89DEG 53MIN 35SEC W, 635.96 FEET; THENCE S 00DEG 06MIN 25SEC E, 33.00 FEET; THENCE S 89DEG 53MIN 35SEC W, 352.48 FEET TO THE POINT OF BEGINNING; THENCE S 12DEG 04MIN 55SEC E, 99.84 FEET; THENCE S 88DEG 42MIN 41SEC W, 315.21 FEET; THENCE N 00DEG 58MIN 05SEC E, 115.00 FEET TO THE SOUTH LINE OF GREEN ROAD; THENCE N 89DEG 53MIN 35SEC E, 291.89 FEET TO THE POINT OF BEGINNING.

NOTE: GENERAL COMMON AREAS ARE ALL AREAS IN CONDOMINIUM EXCEPT THOSE SHOWN AS UNITS OR LIMITED COMMON AREAS.

100 50 0 100 200 300 400 500
MAP SCALE IN FEET ORIGINAL 1" = 80'

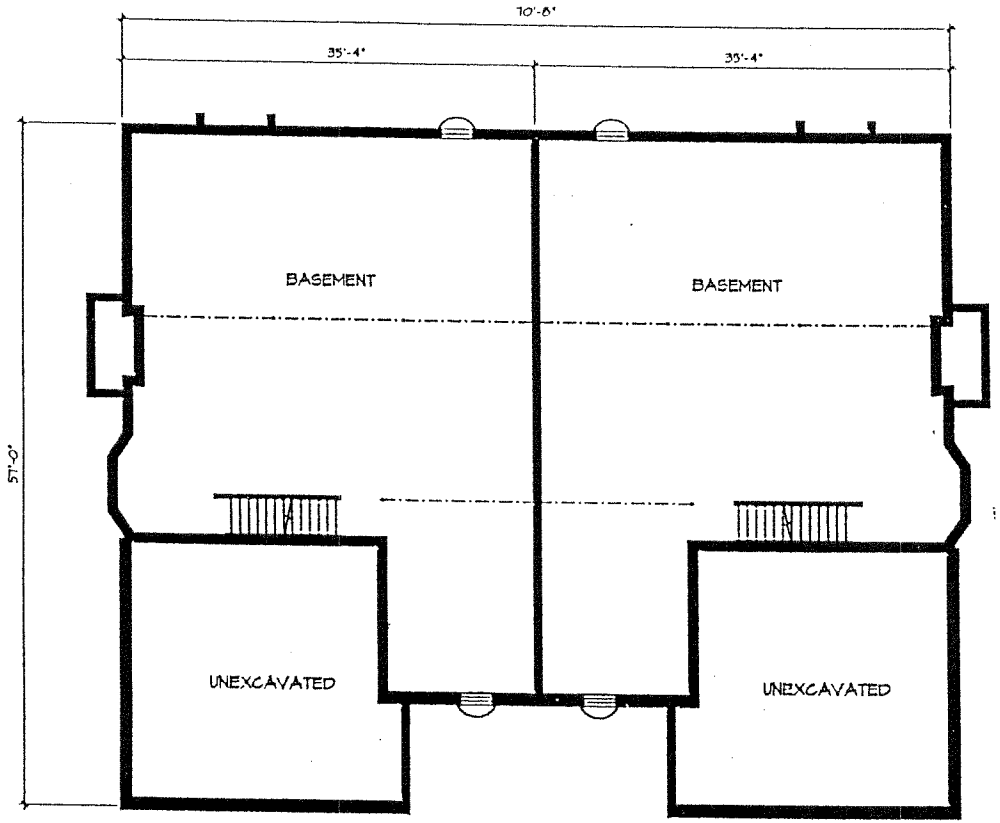
PROJECT 9913
DATE: 04-16-
SHEET 1 OF 3

FARRIS, HANSEN, & ASSOCIATES, IN
ENGINEERING, ARCHITECTURE, & SURVEYI
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886

* EXHIBIT 5C **

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 5

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



STYLE A BASEMENT FLOOR PLAN STYLE A

0' 4' 8' 16'
SCALE = 1/8" = 1'-0"

5/1/02

WISCONSIN PETER S. GORDON S-2131 ELKHORN, WI LAND SURVEYOR

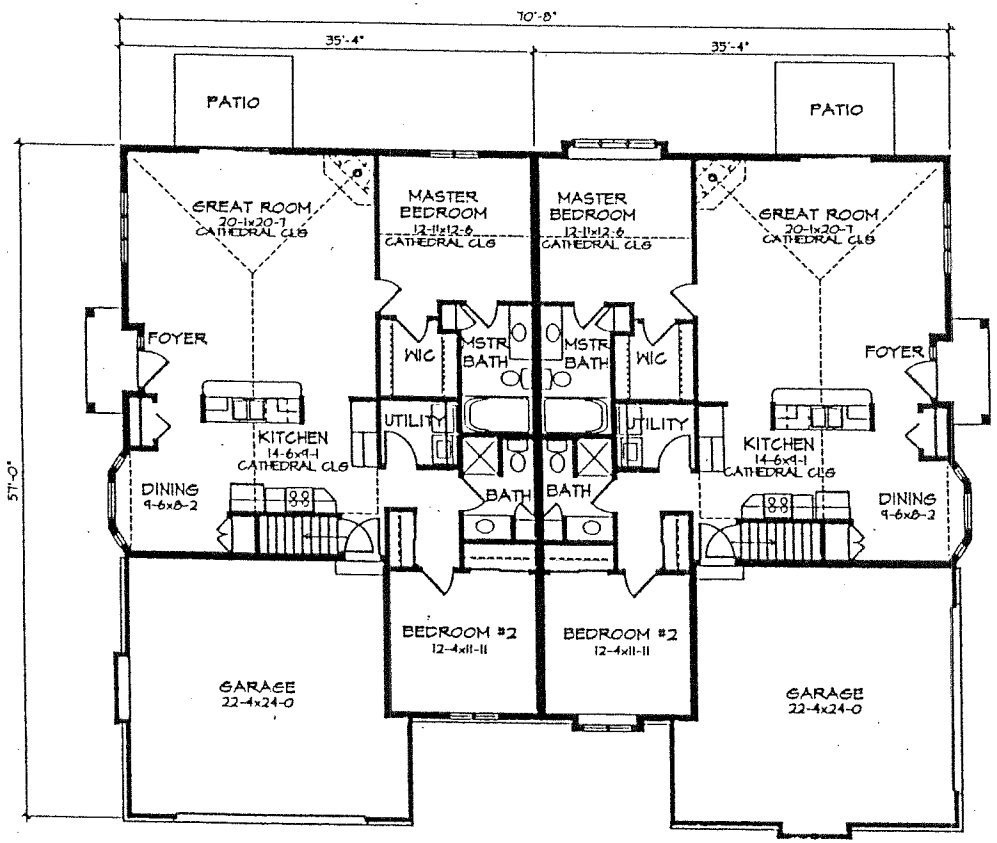
PROJECT 99133
DATE: 04-16-
SHEET 2 OF

FARRIS, HANSEN, & ASSOCIATES, IN
ENGINEERING, ARCHITECTURE, & SURVEYI
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886

** EXHIBIT 5C **

HAMPDEN PINES CONDOMINIUM
ADDENDUM NO. 5

A CONDOMINIUM LOCATED IN THE
NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST
TOWN OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



STYLE A — FIRST FLOOR PLAN — STYLE A

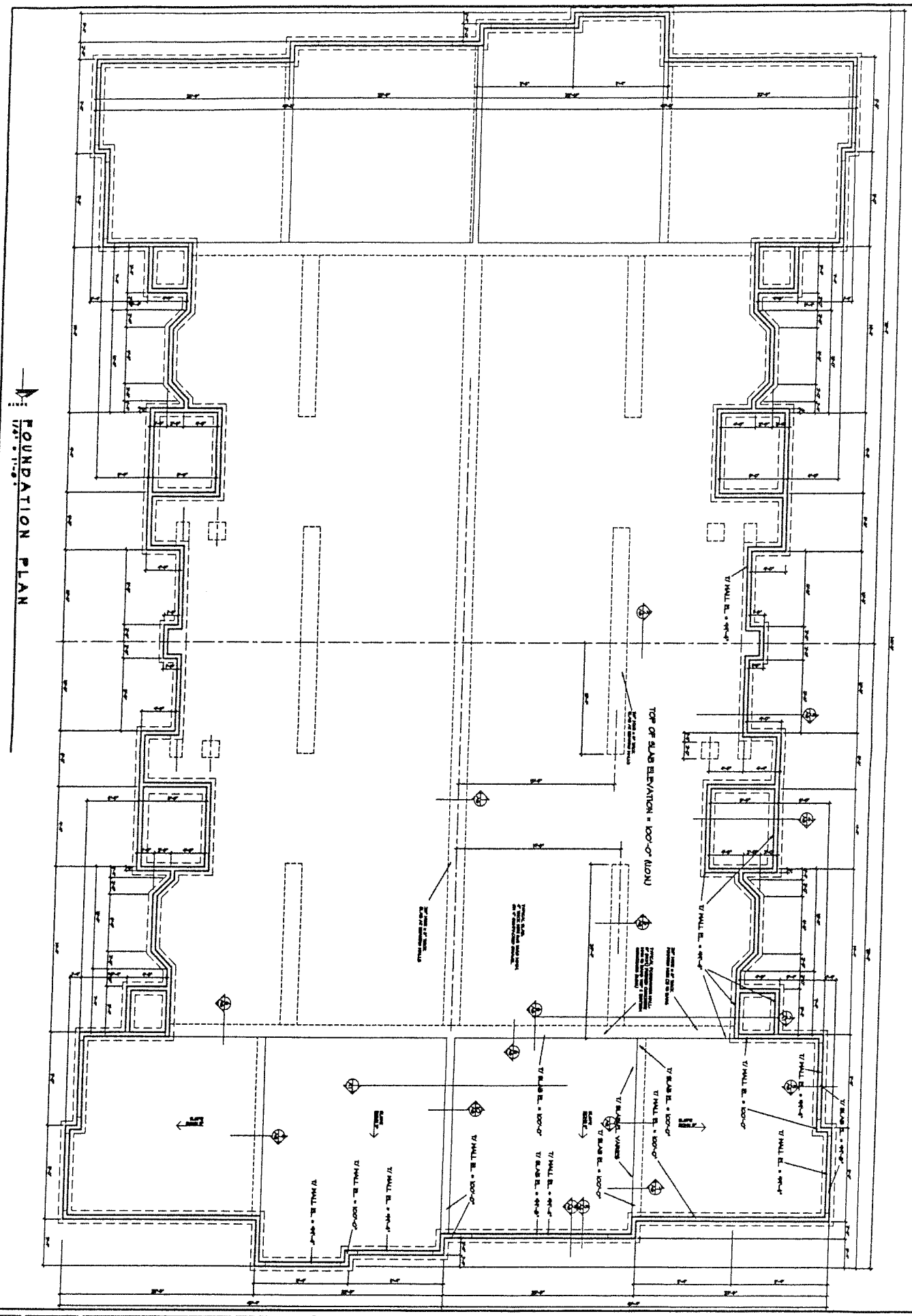
0' 4' 8' 16'
SCALE = 1/8" = 1'-0"

5/1/02

PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

PROJECT 99133
DATE: 04-16-0
SHEET 3 OF 3

FARRIS, HANSEN, & ASSOCIATES, INC
ENGINEERING, ARCHITECTURE, & SURVEYIN
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886



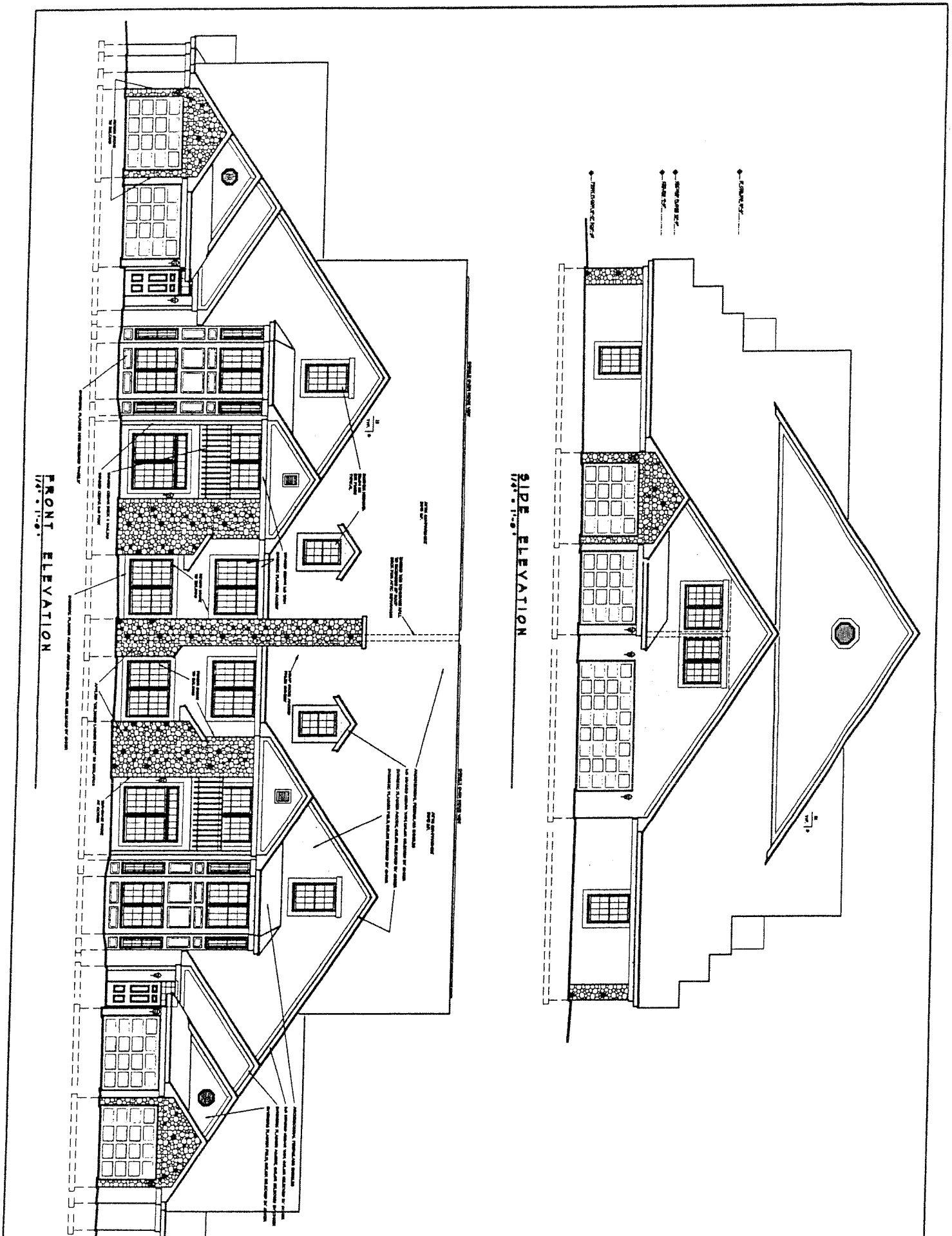
A2

HAMPDEN PINES - 8 UNIT BLDG.
1150 HUBBARD GREEN ROAD
TOWN OF MENOMONEE, WISCONSIN

FOUNDATION PLAN

SPETMAN BUILDING SYSTEMS, INC.
General Contractors

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
MENOMONEE, WI 53072 (414)691-3400



A1	8-20-99	HAMPDEN PINES - 8 UNIT BLDG.	TDI ASSOCIATES, INC.
	4-4-99	N50 H25255 GREEN ROAD	ARCHITECTS, ENGINEERS, PLANNERS
	DBK	TOWN OF PEWAUKEE, WISCONSIN	1285 SUNNYRIDGE ROAD
		ELEVATIONS	PEWAUKEE, WI 53072 (414)691-3400

SPELLMAN BUILDING SYSTEMS Inc. General Contractors

09-22-99
11-22-99

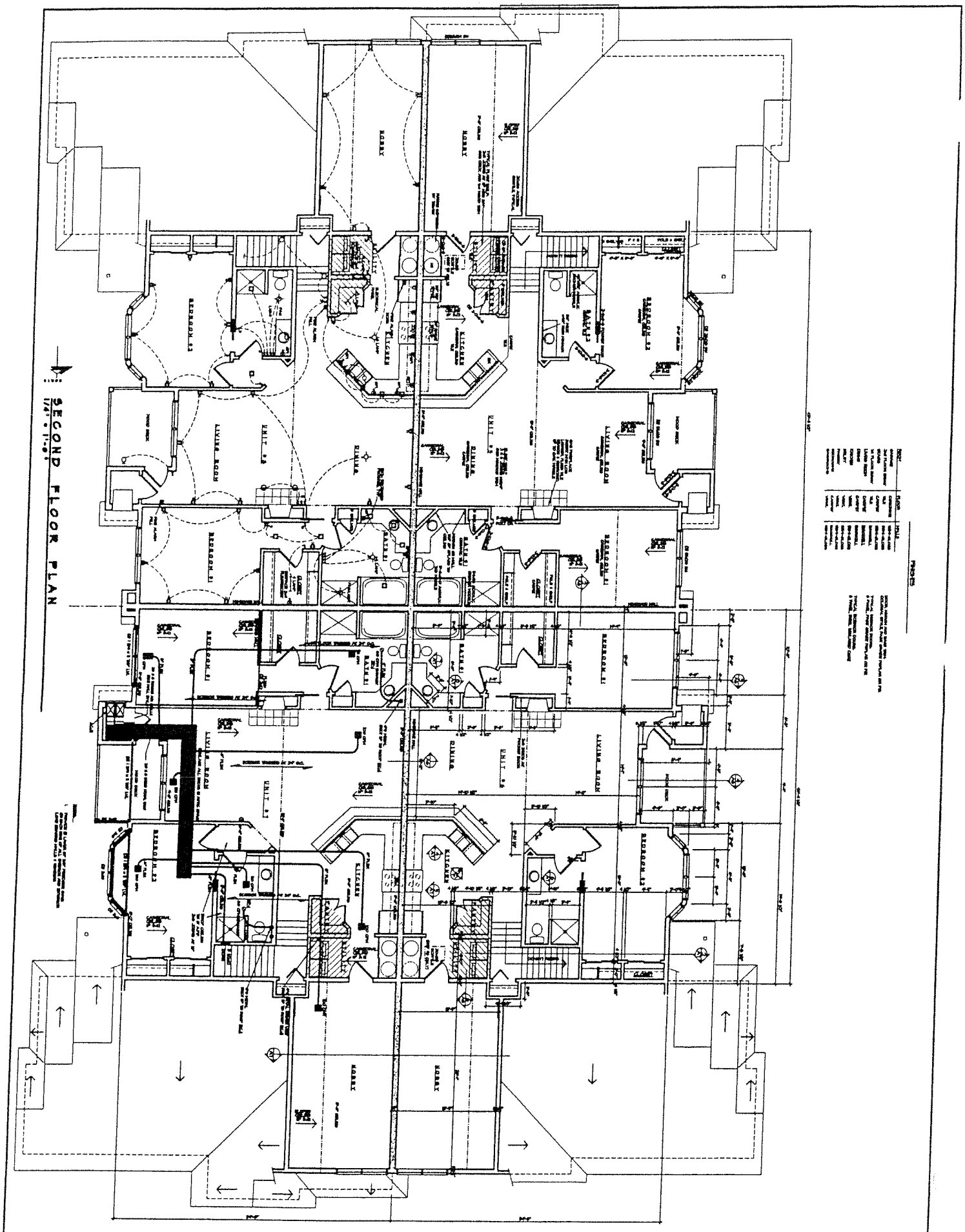
A3

HAMPDEN PINES - 8 UNIT BLDG
1150 KOSSER GREEN ROAD
TOWN OF PEWAUKEE, WISCONSIN

FIRST FLOOR PLAN

SHELMAN BUILDING SYSTEMS, Inc.
General Contractors

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3496



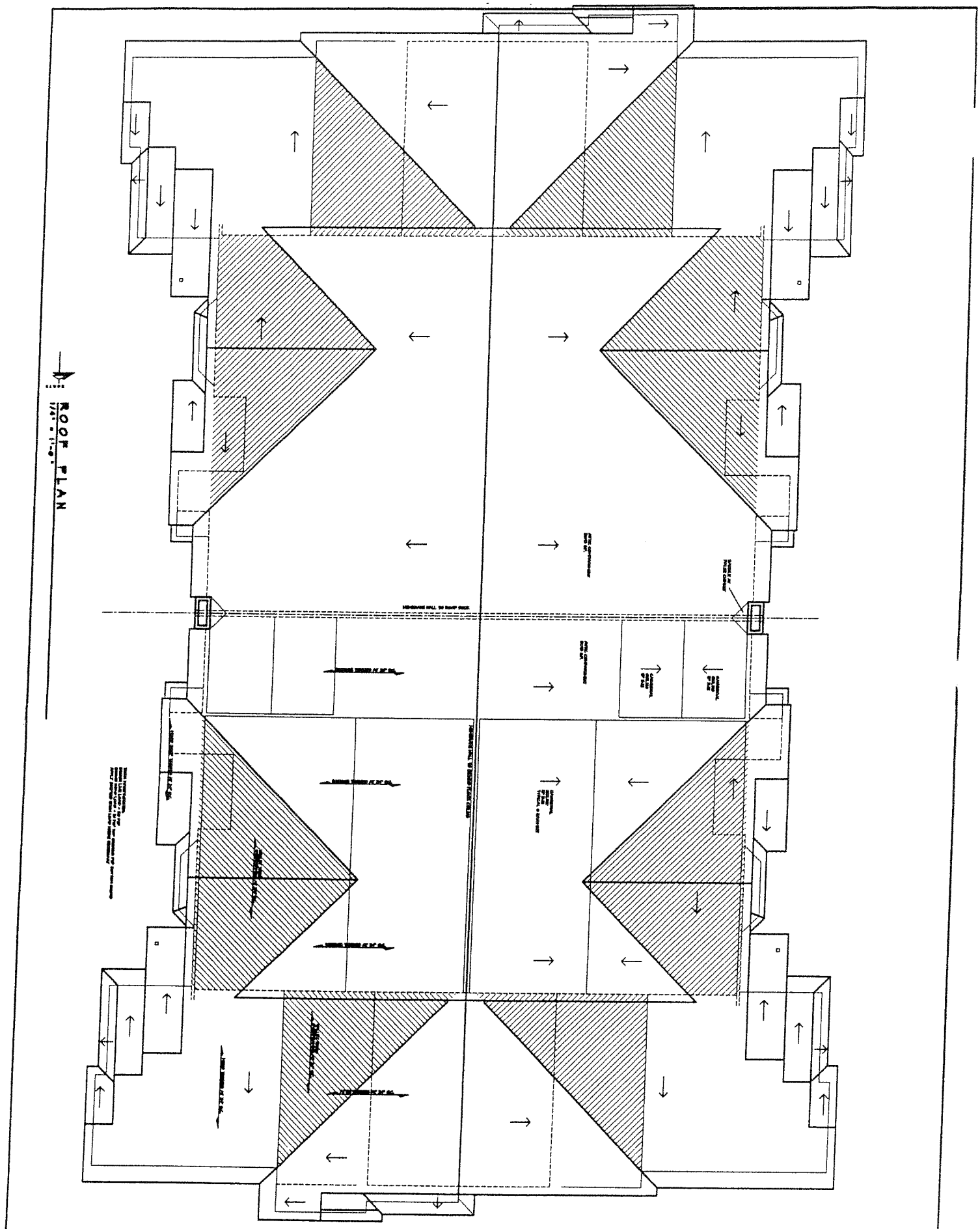
A4

HAMPDEN PINES - 8 UNIT BLDG
150 N25295 GREEN ROAD
TOWN OF PEWAUKEE, WISCONSIN

SECOND FLOOR PLAN

Spellman Building Systems, Inc.
General Contractors

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3489



A5

HAMPDEN PINES - 8 UNIT BLDG.
H50 H25255 GREEN ROAD
TOWN OF PEWAUKEE, WISCONSIN

ROOF PLAN

SPELLMAN BUILDING SYSTEMS
General Contractors

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3400

GENERAL NOTES:

1. All details of construction shown and/or implied by these drawings shall be in strict conformance with the requirements of the Wisconsin Administrative Code and all other applicable laws, ordinances, rules and regulations of authorities having jurisdiction over this project.

2. The contractor shall visit the site and become familiar with all conditions affecting the work before submitting his proposal. Any discrepancies between the drawings and actual conditions shall be reported to the architect before proceeding with the work.

3. All dimensions shall be verified by the contractor before proceeding with the work. Do not scale drawings. Any discrepancies shall be reported to the architect before proceeding with the work.

4. All materials and workmanship shall be guaranteed by the contractor for a period of one year after date of substantial completion. The contractor shall replace any defective materials or workmanship without cost to the owner during this period.

5. All work shall be performed in a workmanlike manner by mechanics skilled in their respective trades.

6. The contractor shall maintain adequate insurance coverage during the entire course of construction, including but not limited to: general liability, workmen's compensation, and builder's risk insurance.

7. All construction debris shall be removed from the site daily and disposed of in a legal manner. The site shall be kept clean and orderly at all times.

8. The contractor shall coordinate the work of all trades and shall be responsible for the proper sequencing of construction operations.

9. All materials shall be stored on site in such a manner as to prevent damage from weather, theft, or vandalism.

10. The contractor shall provide adequate temporary heat, ventilation, and protection as required to prevent damage to the work during construction.

11. All electrical work shall conform to the National Electrical Code and all applicable local amendments thereto.

12. All plumbing work shall conform to the Wisconsin Plumbing Code and all applicable local amendments thereto.

13. All mechanical work shall conform to the Wisconsin Mechanical Code and all applicable local amendments thereto.

14. All structural steel shall be detailed, fabricated, and erected in accordance with the AISC Specification for Structural Steel Buildings.

15. All concrete shall be ready-mixed and shall conform to ASTM C94. Minimum compressive strength at 28 days shall be as noted on the structural drawings.

16. All reinforcing steel shall be deformed bars conforming to ASTM A615, Grade 60, unless otherwise noted.

17. All masonry shall be laid in running bond unless otherwise noted. Mortar shall be Type S.

18. All lumber shall be graded in accordance with the rules of the grading agency having jurisdiction and shall bear the grade mark.

19. All plywood shall be exterior grade unless otherwise noted.

20. All nails, bolts, screws, and other fasteners shall be hot-dipped galvanized or stainless steel where exposed to weather.

21. All flashing shall be installed at all roof-to-wall intersections, at all openings in exterior walls, and at all other locations where water may enter the building.

22. All caulking shall be applied in accordance with the manufacturer's recommendations and shall be compatible with all adjacent materials.

23. All glazing shall be installed in accordance with the recommendations of the Flat Glass Marketing Association.

24. All painting and finishing shall be applied in accordance with the manufacturer's recommendations and shall be compatible with all adjacent materials.

25. All work shall be performed in accordance with the plans and specifications. Any deviations shall be approved by the architect in writing before proceeding.

26. All work shall be performed in accordance with the plans and specifications. Any deviations shall be approved by the architect in writing before proceeding.

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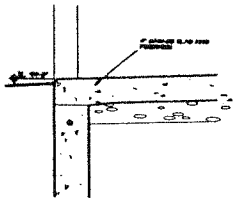
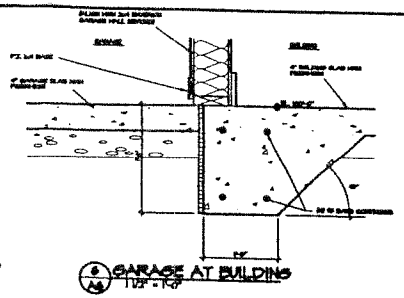
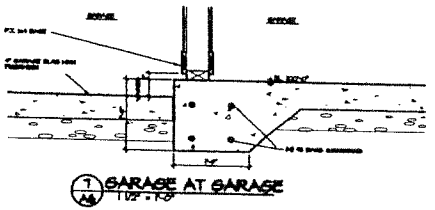


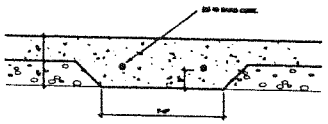
8 GARAGE DOOR THRESHOLD
A6 1 1/2" = 1'-0"



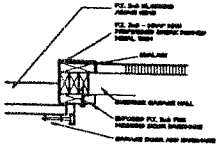
6 GARAGE AT BUILDING
A6 1 1/2" = 1'-0"



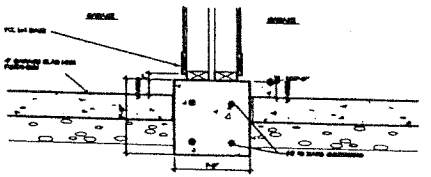
7 GARAGE AT GARAGE
A6 1 1/2" = 1'-0"



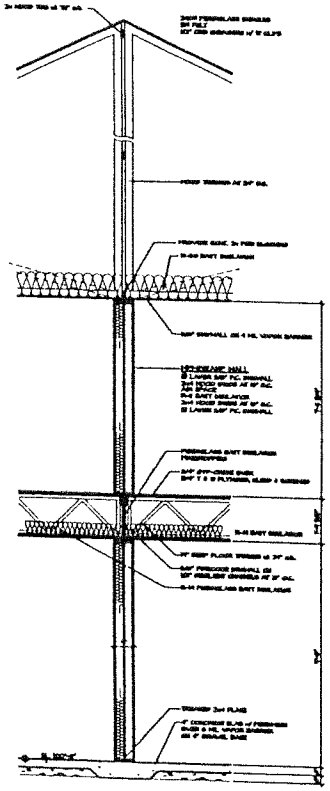
8 THICKENED SLAB DETAIL
A6 1 1/2" = 1'-0"



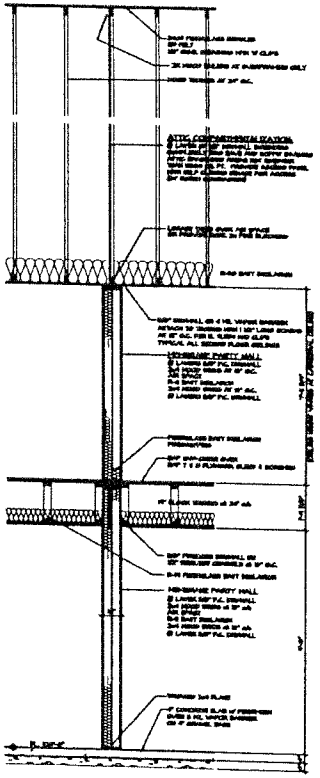
9 GARAGE DOOR JAMB
A6 1 1/2" = 1'-0"



10 GARAGE AT GARAGE
A6 1 1/2" = 1'-0"



1 SECTION
A6 1/2" = 1'-0"



2 SECTION
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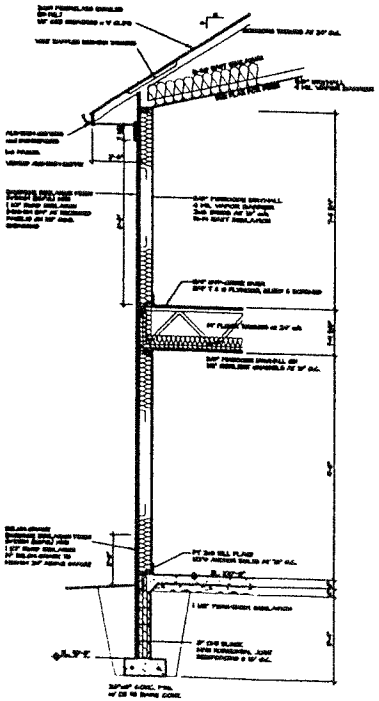

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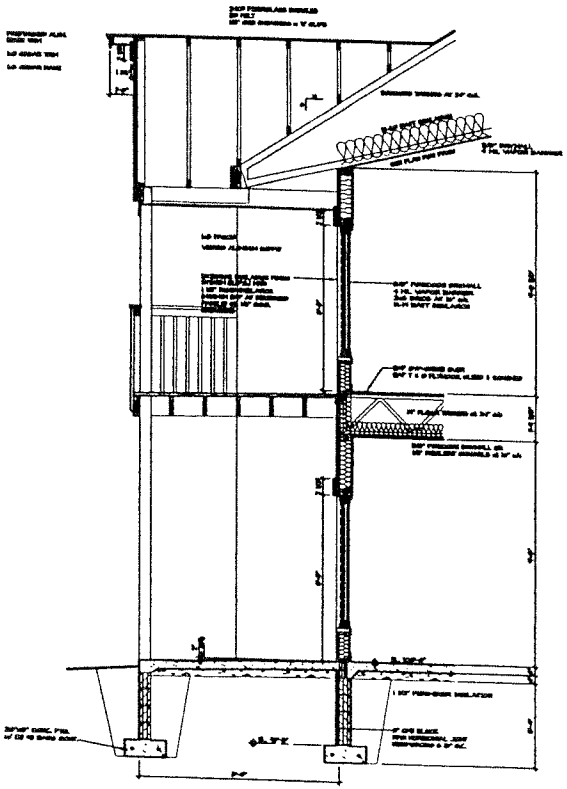
A6 1/2" = 1'-0"



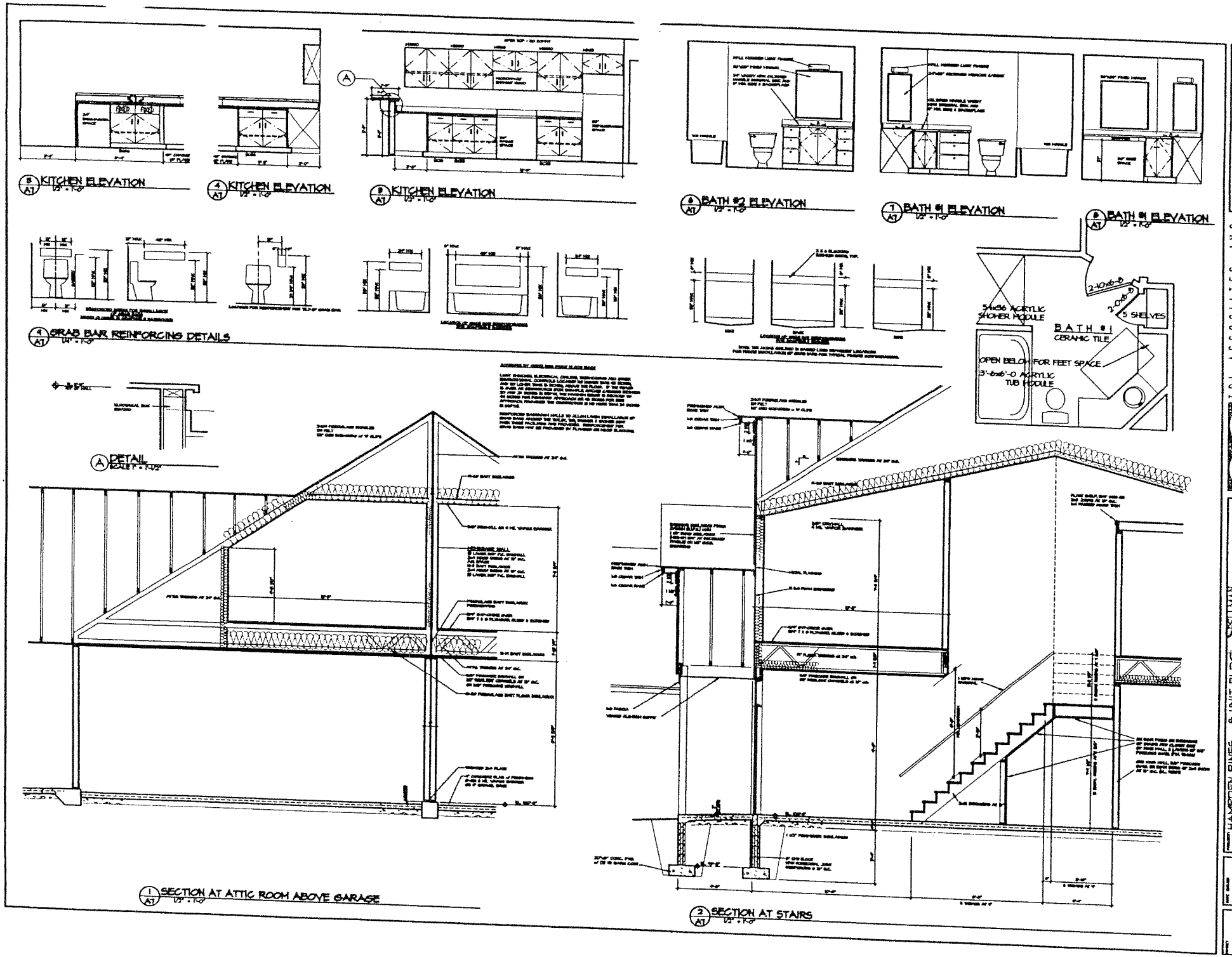
4 SECTION
A6 1/2" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUENTZINSKI ROAD
PEWAUKEE, WI 53072 (414)691-3488

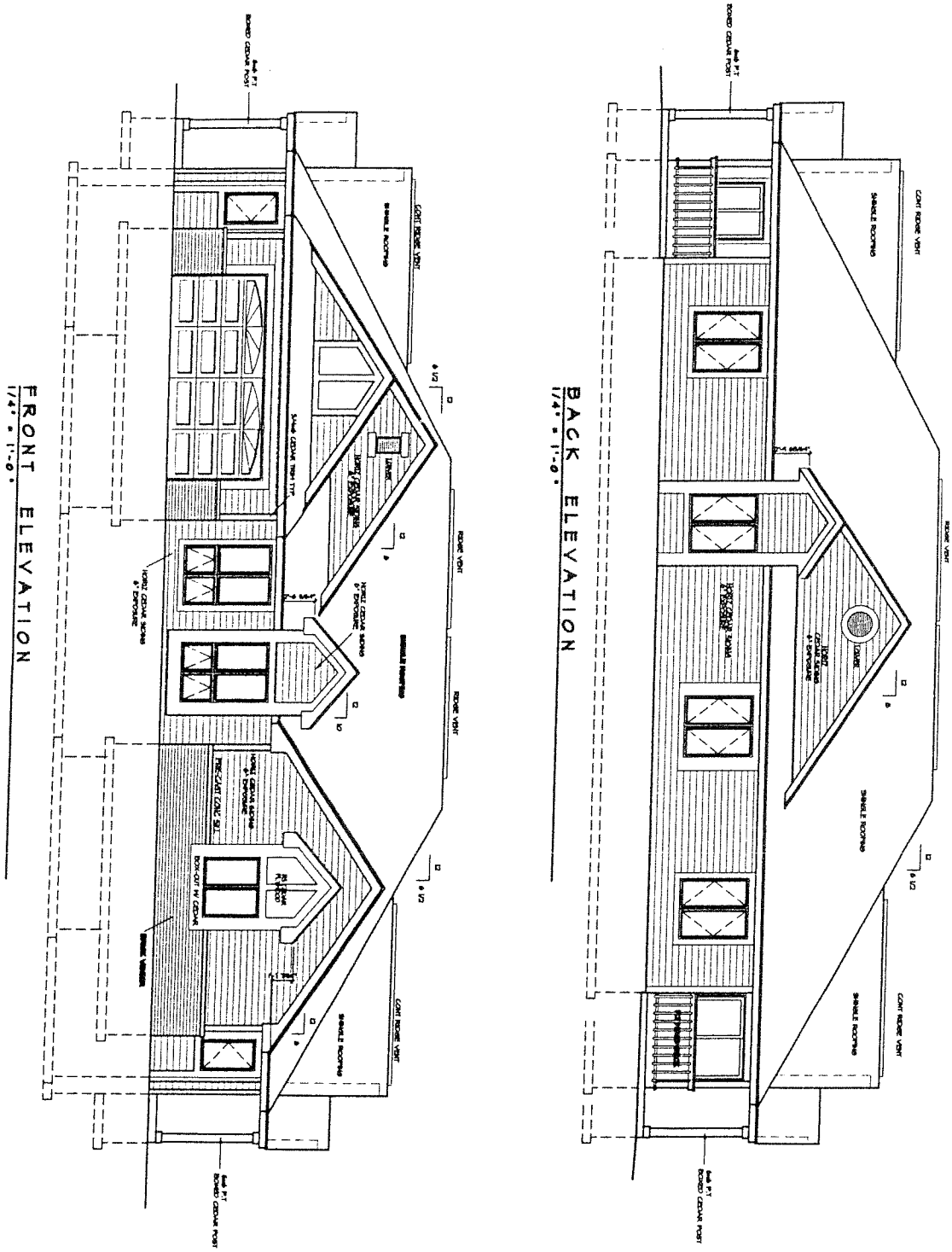
HAMPDEN PINES - 8 UNIT BLDG.
1100 HOBBS GREEN ROAD
TOWN OF PEWAUKEE, WISCONSIN

SECTIONS

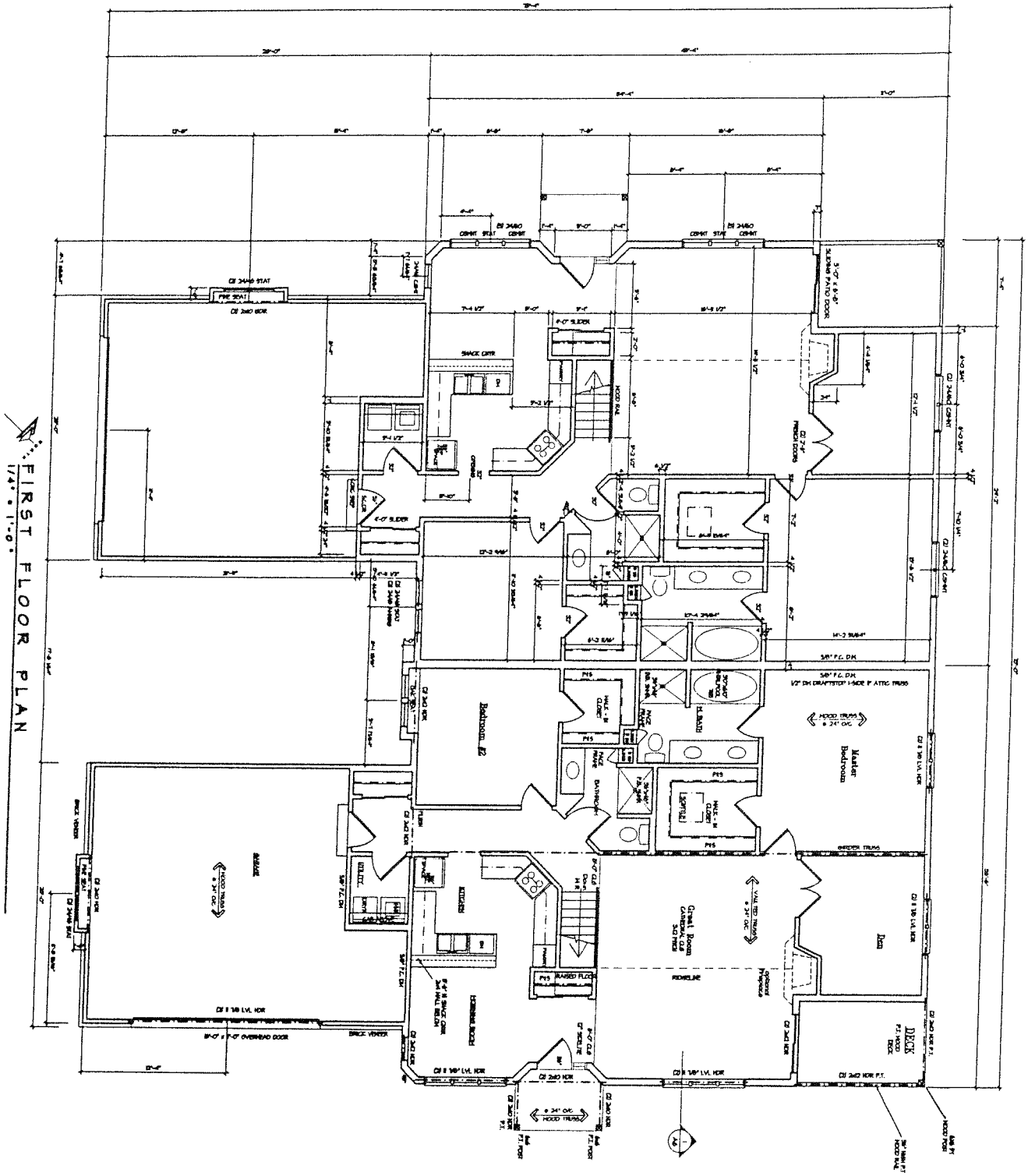
A6



KITCHEN ELEVATION
KITCHEN ELEVATION
KITCHEN ELEVATION
BATH #2 ELEVATION
BATH #1 ELEVATION
BATH #1 ELEVATION
GRAB BAR REINFORCING DETAILS
DETAIL
SECTION AT ATTIC ROOM ABOVE GARAGE
SECTION AT STAIRS
54x36 ACRYLIC SHOWER MODULE
BATH #1
CERAMIC TILE
5 SHELVES
OPEN BELOW FOR FEET SPACE
3'-6x6'-0 ACRYLIC TUB MODULE
TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3400
HAMPDEN PINES - 8 UNIT BLDG.
SECTIONS
General Contractors
A7



SET A1	DATE ISSUED -	PROJECT DUPLEX #1 at HAMPDEN PINES 1150 N25255 GREEN ROAD PEWAUKEE, WISCONSIN	TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS 1285 SUNNYRIDGE ROAD PEWAUKEE, WI 53072 (414)691-3400
SHEET NO. 8-211.001	DRAWN BY NNK	TITLE FIRST FLOOR PLAN	REVISIONS



A1	DATE ISSUED	PROJECT: DUPLEX #1 at HAMPDEN PINES 150 HAMPDEN GREEN ROAD PEWAUKEE, WISCONSIN	TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS 1285 SUNNYRIDGE ROAD PEWAUKEE, WI 53072 (414)691-3400
	DATE DRAWN 8-12-98	TITLE: FIRST FLOOR PLAN	
	DRAWN BY		

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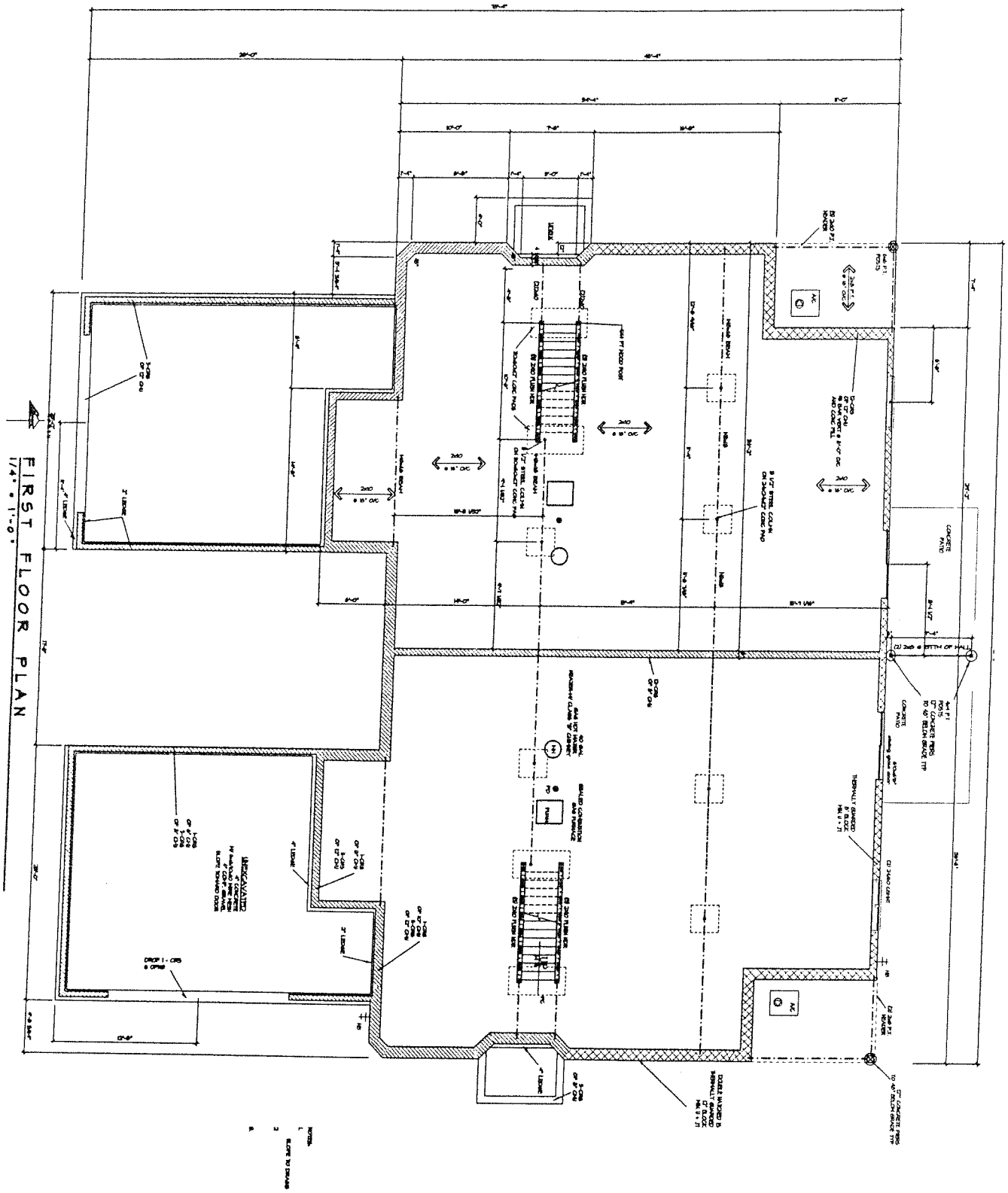

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	DATE DRAWN 8-12-99	TITLE FIRST FLOOR PLAN	REVISIONS
	DRAWN BY NHN		

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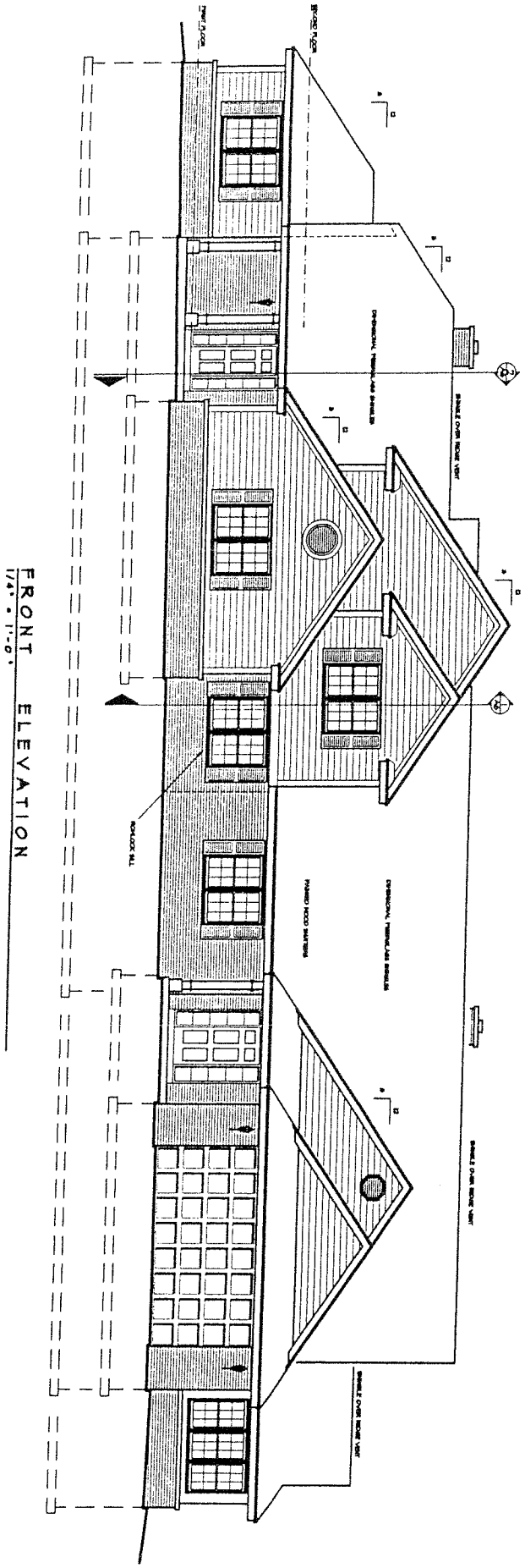

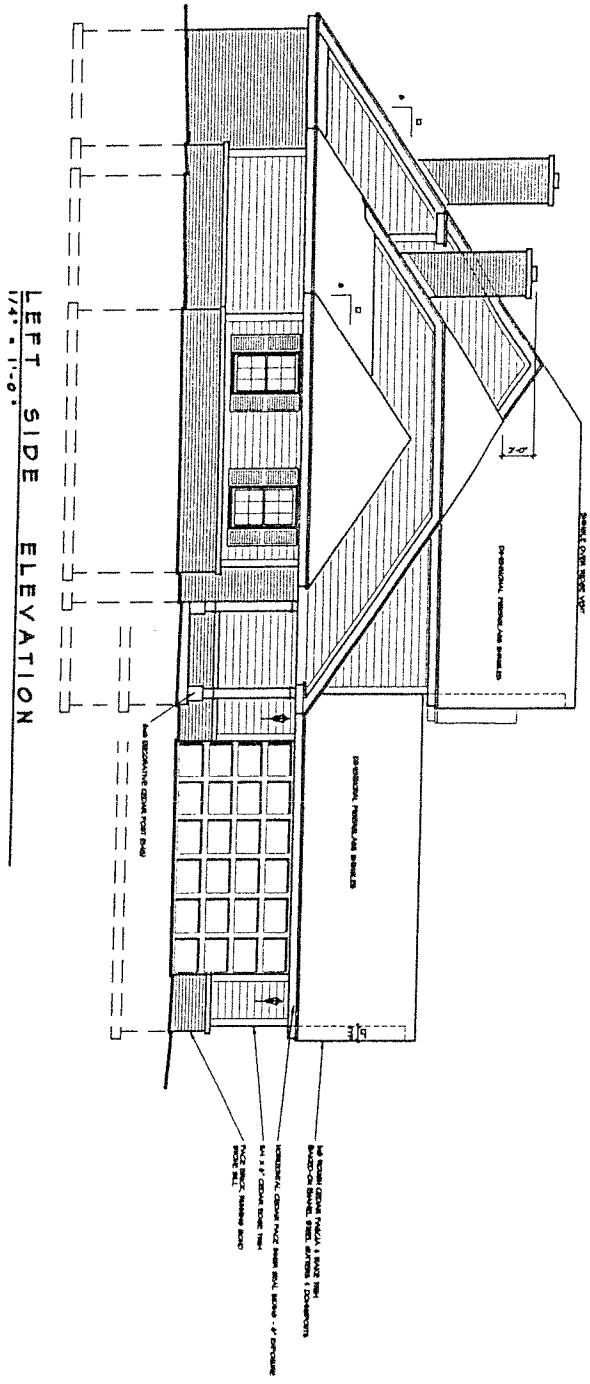

A1	DATE ISSUED -	PROJECT	DUPLEX #2 at HAMPDEN PINES 100 H25295 GREEN ROAD PEWAUKEE, WISCONSIN
SHEET NO. 6-211.002	DATE DRAWN 8-12-98	TITLE	ELEVATIONS
	DRAWN BY DEK		

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3400

REVISIONS

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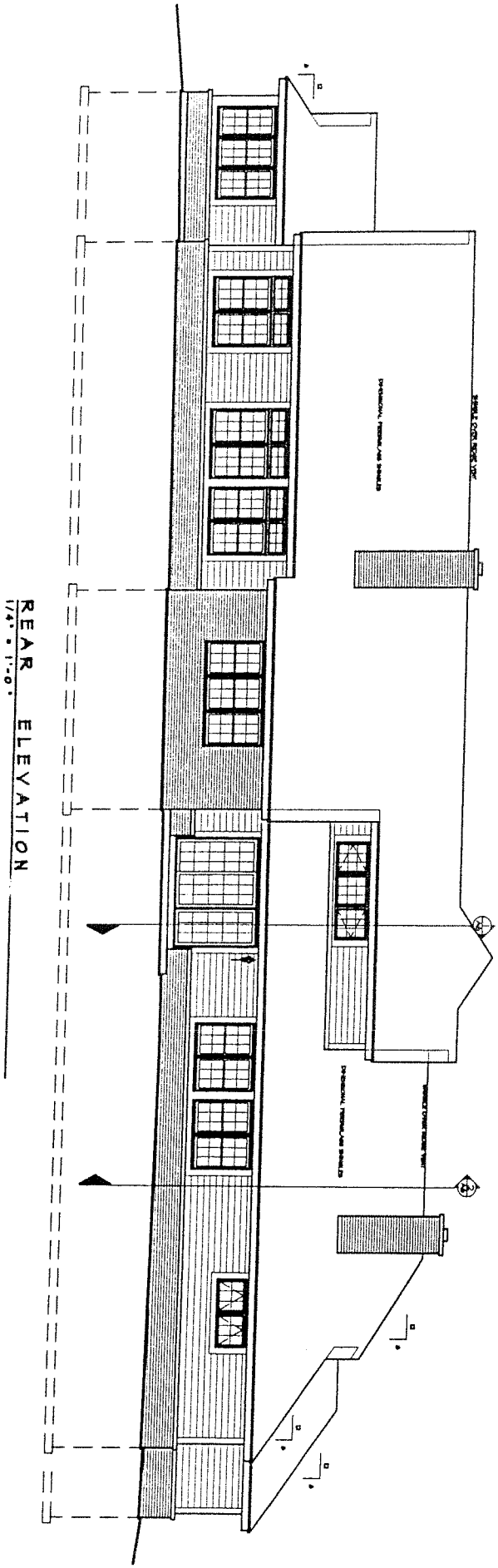

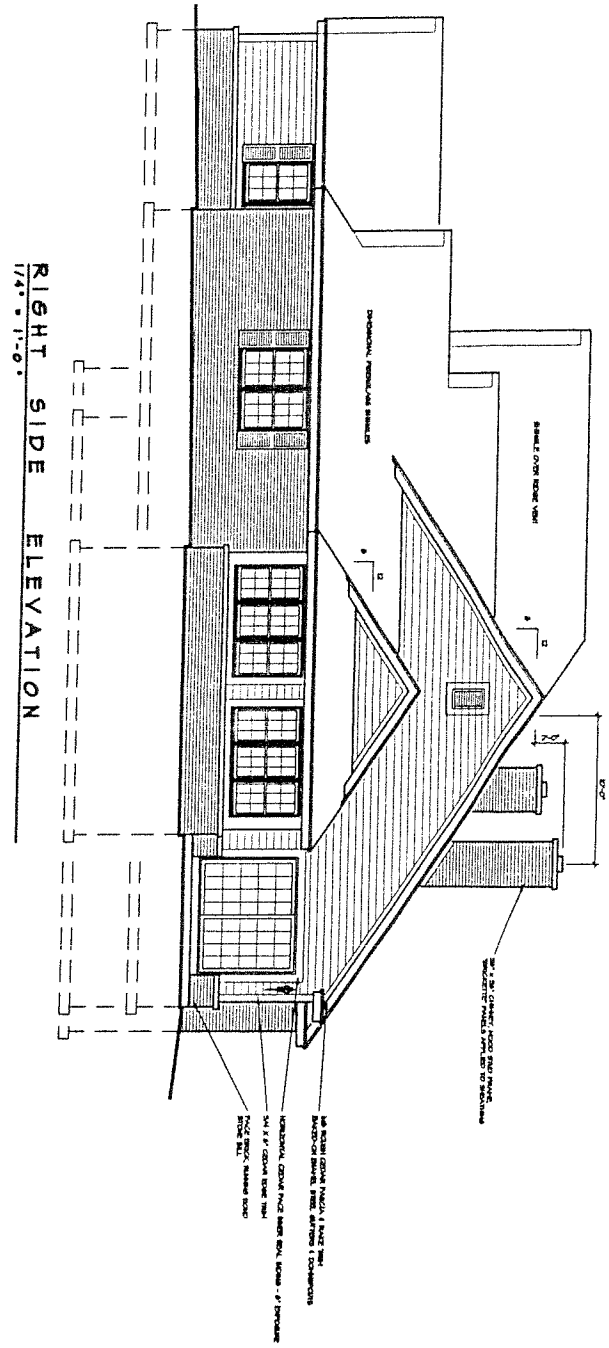

A2	DATE ISSUED - DATE DRAWN 8-12-98 DRAWN BY DBK	PROJECT DUPLEX #2 at HAMPDEN PINES 180 H25259 GREEN ROAD PEWAUKEE, WISCONSIN TITLE ELEVATIONS	TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS 1285 SUNNYRIDGE ROAD PEWAUKEE, WI 53072 (414)691-3400

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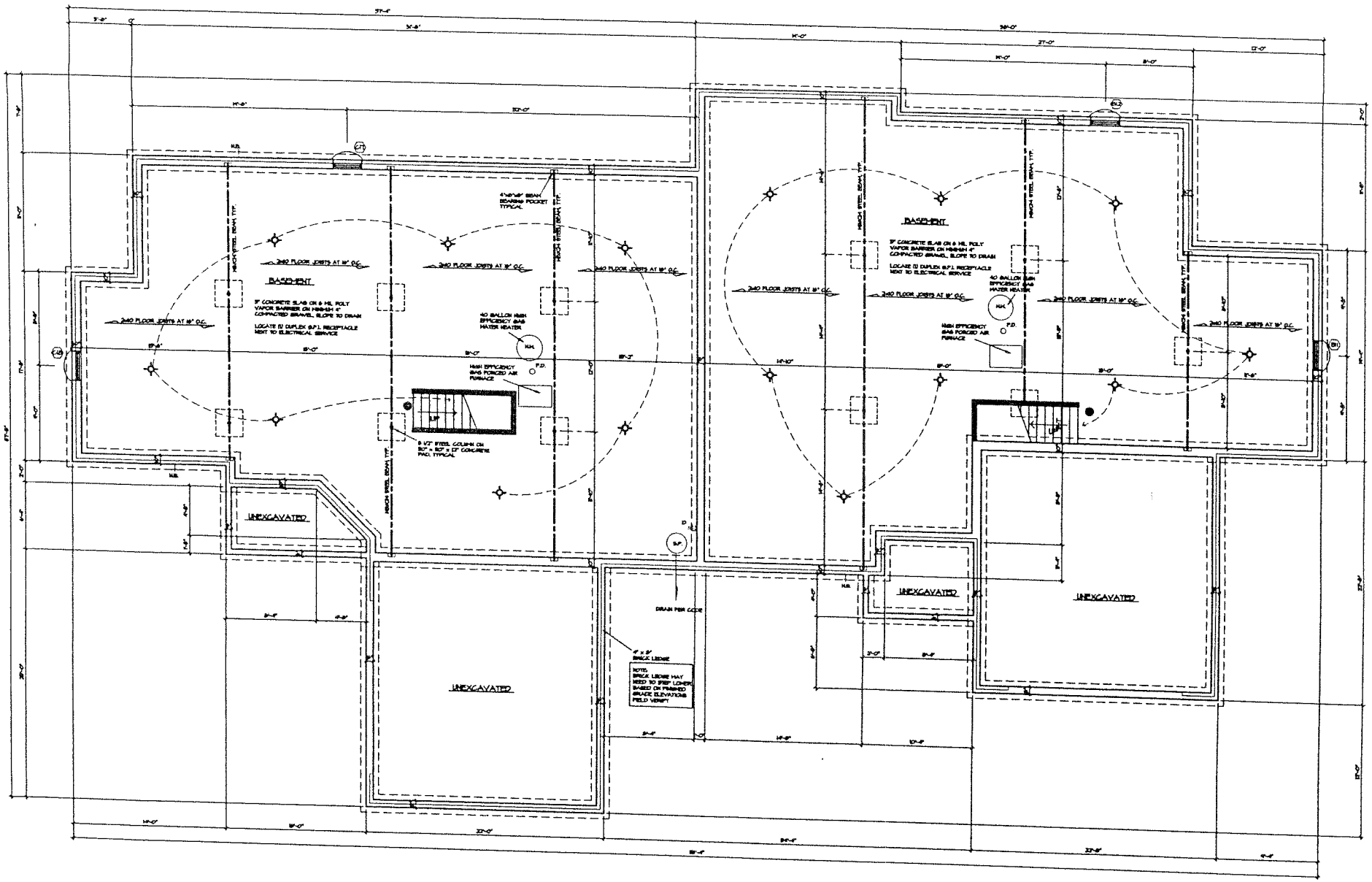


BASEMENT FLOOR PLAN
1/4" = 1'-0"

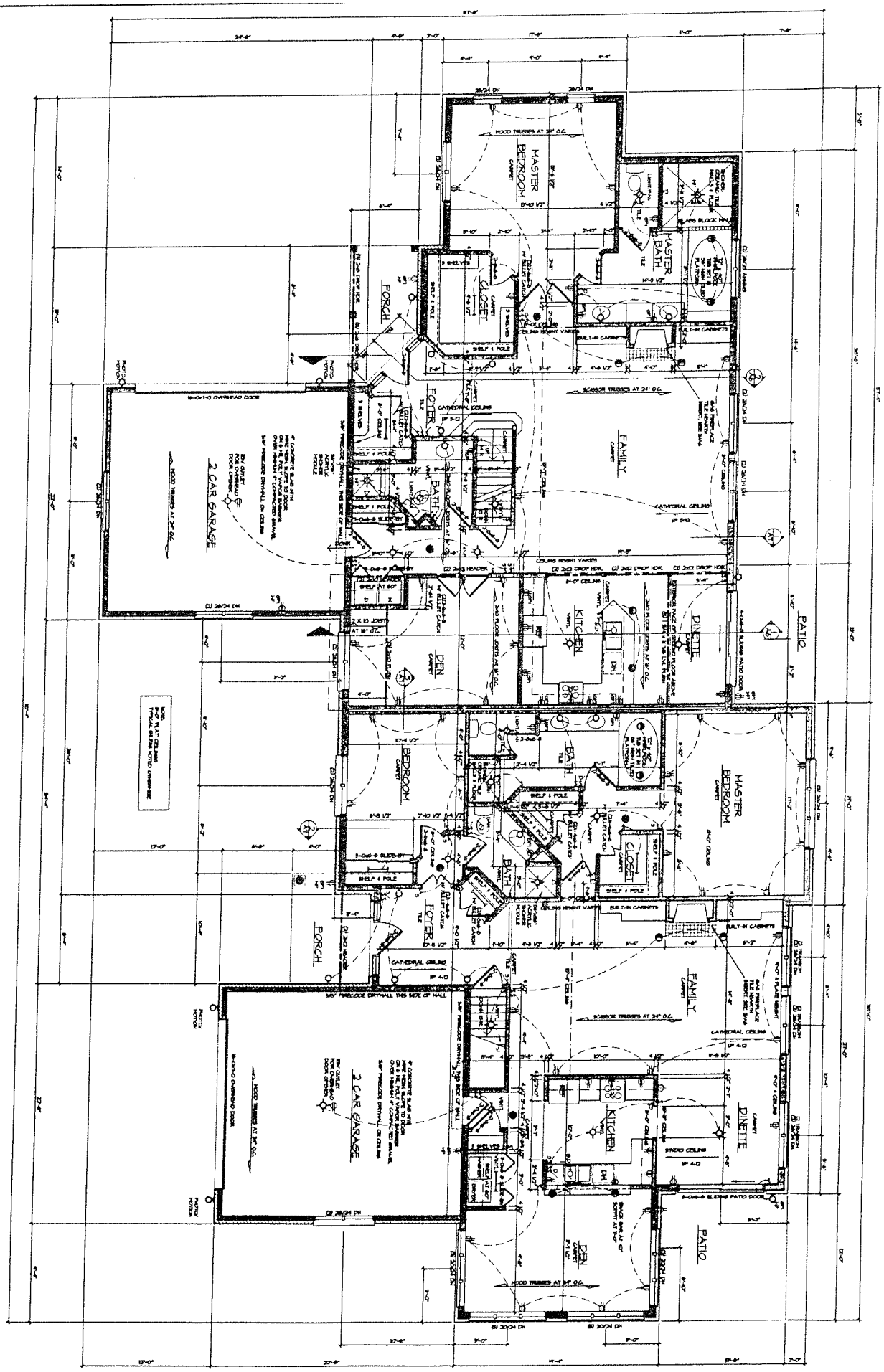
TOI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1205 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3400

REVISIONS

PROJECT: DUPLEX #2 at HAMPDEN PINES
1150 HOSPES GREEN ROAD
PEWAUKEE, WISCONSIN

TITLE: BASEMENT FLOOR PLAN

SHEET NO. A3



FIRST FLOOR PLAN

1/4" = 1'-0"

A4

DUPLEX #2 at HAMPDEN PINES

1100 W. HAMPDEN GREEN ROAD

MILWAUKEE, WISCONSIN

FIRST FLOOR PLAN

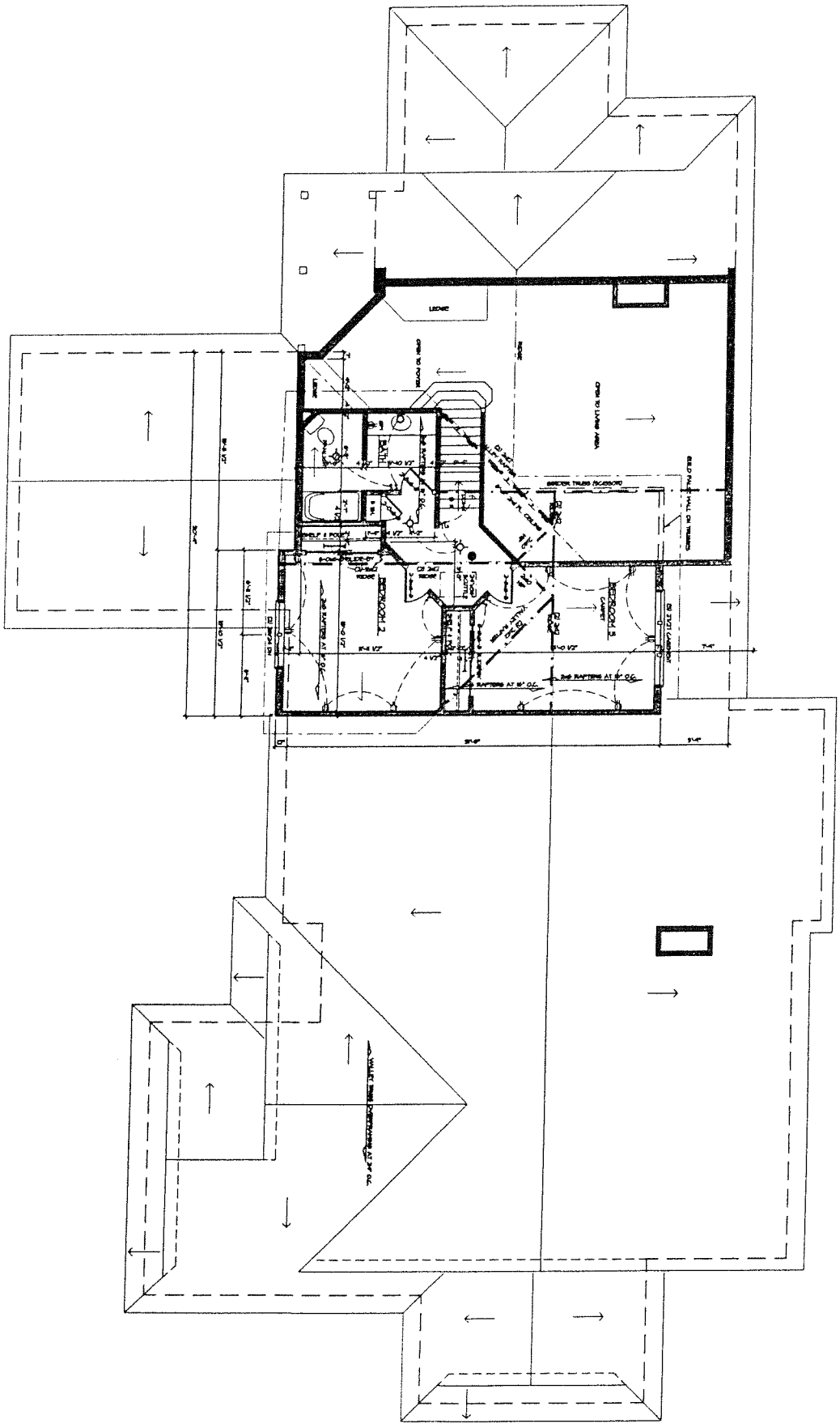
TDI ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS

12185 SUNNYRIDGE ROAD

MILWAUKEE, WI 53072 (414)681-3400

© TDI ASSOCIATES, INC.



A5	DATE ISSUED -	PROJECT DUPLEX #2 at HAMPDEN PINES H50 H25295 GREEN ROAD PEWAUKEE, WISCONSIN	TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS 1285 SUNNYRIDGE ROAD PEWAUKEE, WI 53072 (414)691-3400
SHEET NO. 8-211.002	DATE DRAWN 8-12-98 DRAWN BY DEK	TITLE SECOND FLOOR PLAN	REVISIONS

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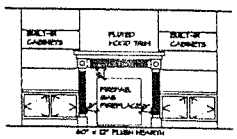
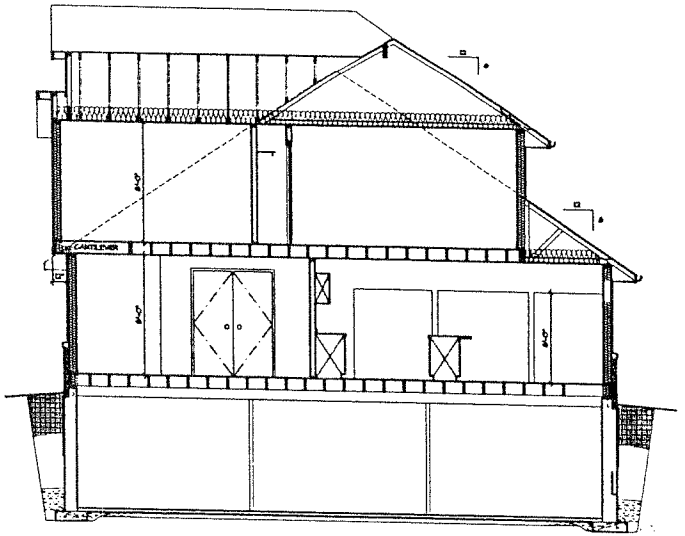


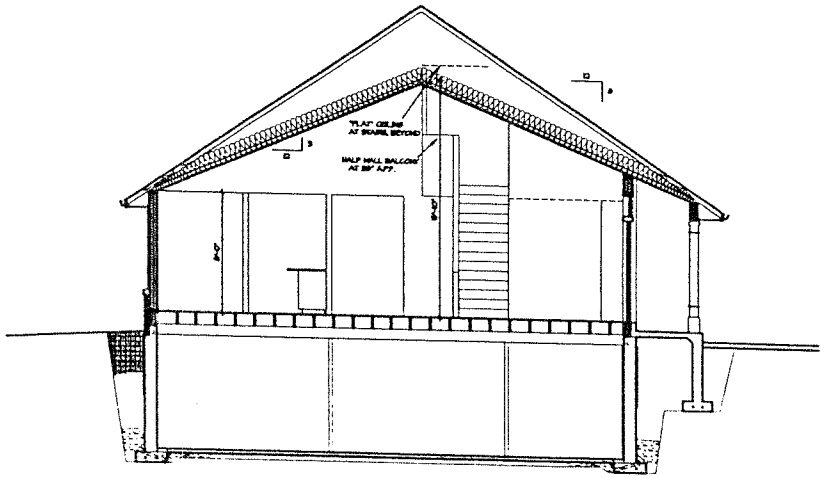
5 A6 FIREPLACE ELEVATION
1/4" = 1'-0"

SYMBOL LEGEND

- DUPLEX RECEPTACLE MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- GFI DUPLEX RECEPTACLE MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- WP DUPLEX RECEPTACLE MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- D DUPLEX RECEPTACLE, DEDICATED CIRCUIT MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- DUPLEX RECEPTACLE MOUNT @ 48" A.F.F. TO CENTER OF OUTLET
- 220 DUPLEX RECEPTACLE, 220V, 30 AMP MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- DUPLEX RECEPTACLE, SPLIT WIRED MOUNT @ 18" A.F.F. TO CENTER OF OUTLET
- DUPLEX RECEPTACLE, MOUNT FLUSH W/ FLOOR
- SWITCH, SINGLE POLE TOGGLE MOUNT @ 48" A.F.F. TO CENTER OF OUTLET
- 3 SWITCH, SINGLE POLE TOGGLE MOUNT @ 48" A.F.F. TO CENTER OF OUTLET
- D SWITCH, DIMMER MOUNT @ 48" A.F.F. TO CENTER OF OUTLET
- SMOKE DET.
- TELEPHONE JACK
- CABLE TELEVISION JACK
- BELL
- WALL MOUNTED LIGHT
- SURFACE MOUNTED LIGHT
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- GARBAGE DISPOSAL
- R RECESSED LIGHT FIXTURE
- VENT / FAN
- CEILING FAN LIGHT



1 A6 SECTION
1/4" = 1'-0"



2 A6 SECTION
1/4" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
MENOMONEE, WI 53072 (414)251-3600

PROJECT: DUPLEX #2 at HAMPDEN PINES
1100 HOLDEN GREEN ROAD
MENOMONEE, WISCONSIN

FILE: SECTIONS

DATE ISSUED: 8-13-98
SHT. SIZE: 24x36
DRAWN BY: RDH

ST. A6
SHT. NO. 6 OF 7 SHTS.

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A7

PROJECT: DUPLEX #2 at HAMPDEN PINES
1150 N23229 GREEN ROAD
PEWAUKEE, WISCONSIN

TITLE: WALL SECTIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414)691-3400

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Photo by Anita Moyer

HAMPDEN PINES HOMEOWNERS ASSOCIATION HANDBOOK

Rules, Regulations, and General Information

October 20, 2025

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INTRODUCTION

Dear Hampden Pines Residents:

The Hampden Pines Handbook provides you with the general information you need about co-operative living in Hampden Pines. Included are the rules and regulations that are designed to keep our neighborhood safe, well-maintained, and beautiful for everyone.

Please take the time to read through this material. If you have any questions about it, please direct them to our Property Manager, Katherine Guden, at Elite (262-373-1777, Ext. 235). Elite will notify the Hampden Pines Board of Directors of any matter that requires its consideration or action.

Refer to this handbook and the Declarations and Bylaws as needed. Those materials, plus our board meeting minutes, financial statements, archived newsletters, and miscellaneous communications to Owners may be found on Elite's website (elitepropertiesinc.appfolio.com). If you haven't yet signed up for AppFolio electronic communications, visit **https://elitepropertiesinc.appfolio.com/connect** and click on "Request Access to the Portal."

Sincerely,

The Board of Directors

GENERAL INFORMATION

DEFINITION OF TERMS

"Association." The Hampden Pines Association, Inc. is a non-profit corporation. Owners, their guests, or their tenants, are responsible for abiding by all rules and regulations. The management of the Association is overseen by an elected Board of Directors as determined by the Bylaws for the administration of all policies and the enforcement of all rules.

"Unit Owner" and "Owner." A Unit Owner is the legal Owner on the deed of record of a Hampden Pines Unit. Each Owner is a Member of the Association with one vote per Unit/household. Tenants are residents who have signed a legal lease with the Unit Owner.

"Common Elements." The Common Elements of Hampden Pines are the property areas beyond your front door. They are intended for the non-exclusive enjoyment of all Owners and include roadways, walkways, parking areas, lawns, and landscaping.

"Limited Common Elements." Some Common Elements are limited to the use of the Owner(s) of an individual Unit and are termed "Limited Common Elements." Limited Common Elements include driveways, front entryways, balconies, decks, and mailboxes as well as the conduits for utilities that serve a single Unit, such as water, gas, and electrical lines.

"Condominium." Condominium refers to the entire property, including buildings, grounds, and Common and Limited Common Elements. **(New: 12-1-24)**

ASSESSMENTS and DUES

Our annual budget is developed and adopted in November and implemented each year on January 1. Any change in your monthly dues will be announced in advance for your planning convenience.

Payments are due on the first of each month. Payments that are ten (10) days late will be subject to a late charge. An Owner whose payments are three (3) months in arrears may have a lien placed against the Unit and may be subject to legal action.

Under special circumstances, the Association may elect to impose a special assessment for a particular capital expense. Options for payment will be offered.

THE BOARD OF DIRECTORS

The Board of Directors is elected by the votes of the Members at each Annual Meeting for three-year terms.

It is the duty of the Board to award and supervise contracts, set policies, and write rules that insure the effective day-to-day administration of the Hampden Pines condominium for the safety and well-being of all residents, as well as the protection of their economic interest in the neighborhood.

Monthly Meetings. The Board normally meets at 3 p.m. on the second Tuesday of each month in the Elite conference room at 700 Larry Court, Waukesha, as posted at the end of the previous month's meeting minutes. Any change in the time, date, or place will be communicated in advance to Owners. Please call Elite in advance if you wish to attend a meeting to be sure of the schedule.

Annual Meeting Once a year, normally in July, a meeting of all Owners is convened to discuss Association business and to elect or re-elect directors. At the Annual Meeting, you will be brought up to date on completed projects, introduced to plans for the next 12 months, and given the chance to ask questions and make suggestions.

A **quorum** of 51% of Owners (i.e., 46 Members) must either be present, or represented by proxy, for business to be conducted at the Annual Meeting.

NEWSLETTER

Hampden Pines publishes a newsletter, most often monthly following each Board meeting. It is intended to be an informal, timely way of passing along news, tips, and reminders from our Property Manager and our Board of Directors. Please feel free to offer suggestions for inclusions.

INSURANCE COVERAGE

The Hampden Pines Association maintains comprehensive liability insurance on the Common Elements and on all Units except for a Unit's interior, its contents, and furnishings. It is your sole responsibility to obtain homeowner's insurance and any additionally desired insurance coverage beyond what the Association policy covers. **(Declaration 9.4).** The following coverages are required:

- The personal property within the Unit.
- Coverage A with special perils coverage on "all risks unless excluded," particularly related to the Master Policy deductible and to plumbing leaks.
- Loss assessment coverage, at the maximum amount that the insurer will cover.
- Sewer backup and sump pump failure coverage.

It is recommended that you work with an insurer that deals with HO-6 policies (i.e., condo insurance.)

THE DUTIES OF PROPERTY MANAGEMENT

Financial and Administrative Services

- Collect monthly dues and monitor delinquent accounts.
- Prepare monthly and annual financial statements.
- Maintain insurance coverages.
- Pay Association bills.
- Draft new yearly budget for Board of Directors' review, including guidance on the funding reserves.
- Store and secure all records.
- Attend one Annual Meeting and six regular board meetings per year.

Owner Correspondence

- Handle Owner calls for service, questions, and complaints with 24/7 emergency availability.
- Process mailings to Owners; draft and send letters to individual Owners as directed by the Board of Directors.

Contractor Bids and Scheduling

- Oversee all contractor relations, including obtaining bids and scheduling regular maintenance and groundskeeping services.

Maintenance and Repairs

- Groundskeeping, including mowing and the maintenance of lawns and landscape plantings.
- Snow removal from roads, driveways, and walkways.
- Maintenance and repair of the asphalt roadways, driveways, and parking areas.
- Maintenance and repair of Common and Limited Common Elements, including building exteriors, sidewalks, and front entryways, siding, EIFS (stucco) surfaces, wooden decks and balconies, trims, gutters, roofs, vents, etc.
- Mailboxes
- Main sewer and water lines

OWNER RESPONSIBILITIES

INFORMATION TO KNOW

Be sure you know the location of the following:

- Main electrical shutoff for your building and Unit
- Main water shutoff for your building and Unit
- Location of any fire extinguishers in your Unit
- Location of your Unit's fire alarm
- Location of your Unit's circuit breakers

FIRE ALARMS, TESTING, and ALARM BOX RULES

State law requires we conduct an annual inspection and test of the individual Unit fire alarms in the multiple-Unit buildings.

You will be given notice of the month, day, and time that our inspection and testing will take place. You MUST be available to give your volunteer entry to your Unit at the specified time. If you cannot be available, be sure to plan with another key holder to be present OR to arrange with a board member for a different day or time. **Failure to be available at the scheduled time will result in a fine.**

Note: This testing does NOT include smoke or carbon dioxide detectors, which are the Owner's responsibility. State law requires that functioning smoke and carbon monoxide detectors are appropriately installed in every private residence.

Additional information:

- **Our fire alarms only alert other residents of the building and are NOT connected to the fire department**. In case of fire, pull the alarm, leave the building, and call 911.

- Do not paint over a fire alarm box near your entrance or the related red sounding horn in the kitchen. Painting over alarm equipment is a violation of the Wisconsin Fire Code. You will be responsible for the replacement of any fire alarm equipment found to be painted over or tampered with in any way.

- Do not cover the alarm box or the red sounding horn with any furnishings or decor. These items of equipment must be both accessible and audible in case of fire.

- Keep the alarm box key handy. If the alarm is pulled accidentally, you will need to the key to re-set the alarm.

MORTGAGE HOLDER INFORMATION

Each Owner must keep our Property Manager informed of any change in the name and address of any mortgage holder or mortgagee of your Unit.

OWNER MAINTENANCE AND REPAIR

Per our Governing Documents (Declaration, Bylaws and the Rules and Regulations), no one may make an alteration to our buildings, inside or out, that might jeopardize the soundness or safety of the property, reduce its value, change its look, or impede any easement without the written approval of the Board of Directors.

In your Unit, you are responsible for maintaining the function and appearance of the following:

- The Unit interior, including the electrical, plumbing, and heating/cooling systems; interior walls and floors and their respective coverings; built-in cabinets, fixtures, and appliances.

- All utility lines that service your Unit exclusively: gas, electrical, water. This includes lines and pipes behind walls, below floors, and above ceilngs in the Unit out to the point where they join a main conduit to the building.

- All doors (garage, balcony, sliders, and front entry) and their glass, locks, and knobs; and all windows and their frames, glass, locks, and screens. Garage and front doors must be kept free of rust and windows should be kept well caulked.

- The installation of new doors and windows must be pre-approved by the Board of Directors. New **exterior doors** on front entryways or on balconies on the multi-unit buildings must conform to the white, 6-panel style. **Storm doors** on exterior doors must feature full-view glass, though a retractable screen in the top half is acceptable. **Windows** must be of the same style as those originally installed.

- Garage door openers.

- Individual pest control within a Unit.

If you fail to maintain your Unit and its systems in good, operable repair and appearance and that failure results in damage to any Common Elements or to another Owner's Unit, you will be liable for any claims, damage, or other associated liabilities, including the costs of any needed repairs. **(Declaration 6 and Bylaws 8.1)**

If damage has occurred, you will be given notice to pay for the cost of repairs. The Association maintains a **right of entry** to perform such repairs with advance notice to set a date and time that is convenient to you. However, in the case of an emergency, the Association is granted the right of entry regardless of whether you are home or not. **(Declaration 6 and Bylaws 8.3).**

You will have fifteen (15) days to respond to a notice of damage. **(Declaration 6.3)**

RIGHT OF ENJOYMENT

It is the elected Board's responsibility to enforce all the provisions of the Governing Documents (the Declaration, Bylaws, and Rules and Regulations) as they are intended to properly manage the community.

At Hampden Pines, no practice will be allowed that is immoral, improper, or offensive as determined by the Board of Directors acting on behalf of all Owners and residents.

Units in Hampden Pines are to be occupied for residential purposes only, except for those working at home remotely electronically for their employers or their own self-employment. No public business or trade may be carried on anywhere on the condominium property.

Any excessive or unreasonable noise or other disturbance is a violation of the right of each Owner to use his/her Unit without interference from other Owners or their guests.

REPORTING VIOLATIONS

You may report a violation of any rule or regulation the Board of Directors or to Property Management. If the violation is an infraction of a City of Pewaukee ordinance or law, contact the Waukesha County Sheriff:

Emergency	911
Non-Emergency	262-446-5070

Reports **must be in writing** and must include:

- The name and address of the offender.
- A brief description of the violation or violations observed.
- The time and place of occurrence(s).
- Your name, address, and contact information.

When a violation is reported to the Board of Directors or Property Management, an attempt to resolve the matter through voluntary compliance will be made.

If necessary, the Property Manager will send a letter of reprimand that warns of the possibility of sanctions or fines if the matter is not corrected.

If you are levied a fine, the amount will be added to your monthly assessment account until it is paid, or, alternatively, a lien may be placed against your Unit.

TENANTS

The rental of a Unit to a tenant must be covered by a written lease for no less than six months, nor more than one year per lease. Leases may be renewed at the end of each one-year term. A copy of any executed lease must be provided to the offices of our Property Manager. **(Declaration 7.7)**

Tenants and their guests must abide by all Hampden Pines Rules and Regulations. The lease form must include a provision that violations of any rules and regulations will constitute a default of the lease. **(Declaration 7.7)**

You are responsible for any damage caused by tenants. In the event of a violation of any Hampden Pines rule by a tenant, both you and the tenant will be advised of a 30-day period to cure, after which, if no correction has been made, an appropriate fine will be imposed. **(Declaration 7.7)**

WATER CONSUMPTION

Water usage is master-metered at each building and the cost is factored into the amount of your monthly assessment. Please know that water is one of the costliest line items in our budget. You and your guests are encouraged to always conserve water.

DEALING WITH CONTRACTORS

No resident may give a contractor any instruction while they are working on site. These workers are under contracts that have been negotiated with specific terms, and they will have been cautioned not to take direction from a resident. Any concerns an Owner may have should be reported to Elite Management who will handle them. **(7-1-25)**

RULES AND REGULATIONS

All residents of Hampden Pines are expected to abide by the following rules and regulations. If a rule is violated, you will receive a reminder letter of the rule and given up to 10 days to correct the violation. If the violation is not corrected, a second letter will stipulate a disciplinary action as set by the Board. A Grievance Procedure on page 17 is available to you.

ANIMALS (Pets and Service Animals)

- Unit Owners may keep no more than two (2) animals per Unit.
- Dogs may not exceed 20" in height from the base of the forepaw to the top of the corresponding shoulder.
- When outdoors, dogs must be leashed and under the control of their caretakers. They may not be tied out and left unattended.
- Animal waste must be picked up immediately and disposed of properly in a receptacle inside your garage.
- You are responsible for the behavior of your animals and will incur the cost for any damage they may do to condominium property, including grass and shrubs.
- You will be required to take corrective steps if an animal of yours causes any nuisance that disturbs other residents.
- If it is determined that an animal has become a nuisance or is harmful in any way to the property or any resident, you may be ordered to remove it from the condominium. **(Declaration 7.8.5.)**

BALCONIES, DECKS, and FRONT ENTRYWAYS

- Balconies, decks, and front entryways are to be kept in a neat, clean, and orderly condition to preserve the attractive appearance of the property. They may not be used for the storage of any unused items or for the drying or airing of laundry, rugs, etc.
- Up to **six (6)** items are allowed on a balcony or at a lower Unit front entryway in any combination, while smaller upper Unit entryways may have no more than **four (4)** items. Each of these is one item: a table, a chair, a planter, a decor item such as a small ceramic piece, figurine, etc. At no time, may any items obstruct the path of emergency crews into or out of a unit. **(7-1-25)**

- Cooking or heating appliances are not allowed on or under wooden balconies or on wooden decks. Charcoal grills are not permitted anywhere on Hampden Pines ground, per our insurer. **(7-1-24)**

- Rugs on balconies, decks, or front entryways can harm surfaces if allowed to stay wet. If floor coverings are desired, they should be of the indoor-outdoor type made of polypropylene (olefin), nylon, or polyester with NO RUBBER BACKING. Owners will be responsible for the repair of wood or cement surfaces if they are damaged by coverings. **(10-20-25)**

- Nothing may be screwed, taped, or drilled into any exterior surfaces of any building in Hampden Pines, including the ceilings or undersides of balconies. This means no brackets, nails, adhesive hooks, or any other kinds of fasteners. Exceptions are flag bracket holders for an American flag and the Unit number, but those only on vertical posts. **(7-1-25)**

- Neither birdhouses nor bird feeders are allowed outside in any location on the property because seeds attract mice and other pests.

- All warm-weather items must be removed from ground level entryways and walkways by **November 1** to facilitate snow removal. They may be put out again after March 15. An exception is made for winter holiday decorations from December 1 to January 15, but Owners will be responsible for their own snow removal and understand that neither the Association nor the snow removal crews will bear responsibility for any damage caused to any décor items. **(6-1-24)**

ELECTRIC VEHICLE (EV) CHARGING STATION

In accordance with federal law, Hampden Pines Owners have the right to install electric vehicle charging stations in their garages. However, the Association requires that such an installation be completed by a licensed and insured electrician and that proper fire suppression systems are also installed. Owners must obtain a permit from the City of Pewaukee and submit it plus complete plans for the HP's Board review and approval before any installation is begun. Once an approved installation is complete, it must be inspected by the City of Pewaukee's electrical inspector. If Association insurance premiums go up because of a garage-installed EV charger, you may be charged that additional amount as allowed by state law. **(12-1-24.)**

FLAGS

An American flag measuring no more than five (5) feet by three (3) feet may be placed in a bracket/holder attached to a Unit's wooden post.

GARBAGE and RECYCLING

Garbage and recycling bins are picked up each on Friday **except** on the following holidays:

- New Year's Day
- Memorial Day
- Independence Day, July 4
- Labor Day
- Thanksgiving
- Christmas Day

If a holiday falls on a **weekday,** pick-up will be one day later, i.e., Saturday. But if a holiday occurs on a **weekend** day, pick-up will be on Friday as usual.

- Pick-up times can change without notice. Our trash service contract calls for having our bins out by 7 a.m. to assure pick-up on our day.

- Garbage and recycling should be put outside in **approved and lidded bins for both trash and recycling** no more than 12 hours before pick-up and brought inside no later than 12 hours after pick-up. Make sure trash is neatly and tightly contained. An owner who fails to secure trash and it litters the neighborhood may be fined.

- Label your bins and lids with your street address and Unit number.

- Comply with all state and local regulations regarding the sorting and separating of recyclable items.

GROUNDS and LANDSCAPING

The rules relating to grounds and landscaping are meant to preserve an established standard throughout the neighborhood and to respect the fact that Common Elements are for everyone's enjoyment. Anyone wishing for a variance on a particular rule may appeal to the Board for consideration before anything is installed. The Boards' decision on such a request will be final. **(10-20-25)**

Water valves for outdoor spigots will be opened in April each year and shut off in October. The actual dates will be announced in advance and will take current weather predictions into account. **(10-20-25)**

- No annual or perennial plants, seeds, bulbs, herbs, or vegetables may be planted in or set out in pots on the mulch beds or on any Common Elements. **(6-1-24)**

- Mulch beds near front entryways are Common Elements, but Owners may place up to three décor items in them. Décor items in mulch may only be of the type that stick into the ground via a pointed metal, wooden, or plastic spike and whose decorative parts are at least 10" above the mulch level. Examples are flags, shepherd's hooks, ornamental garden stakes, or solar lights that stick into the

ground. Figurines or ceramics belong on cement or paved surfaces only so long as they do not obstruct access to a unit-**(10-20-25)**

- Flowerpots may be placed on either side of two single garage doors, or on either side of one double door. No more than two pots per unit. **(6-1-25)** Items like flowerpots and décor items may be placed at the corner of an **upper unit front walkway** where it bends as long as nothing impedes access to a unit by emergency crews. **Lower unit walkways,** however, must be kept completely clear because mowers drive over them in their work. **(7-1-25)**

- One décor item, which may be a shepherd's hook, may be placed at the outer corner of a garage. **(10-20-25)**

- Neither the Association nor contractors hired by the Association will be responsible for any damage to or breakage of any Owner-placed décor items.

- It is recommended that residents be thoughtful about décor choices and not select items that could be offensive or a nuisance to neighbors. (Example: wind chimes.)

- Toys, bicycles, baby pools, or sporting equipment, etc. may not be left out on Common Elements.

GRILLS and FIRE PITS

Residents may use outdoor cooking appliances and fire pits in accordance with all Wisconsin state and local fire regulations and the International Fire Code.

- Per our insurance company, charcoal grills may not be used anywhere on Hampden Pines property**. (6-1-24)**

- No cooking or heating appliances may be used **on or under** any wooden surfaces, including on balconies, at front entryways under balconies, or on wooden decks.

- All grills or fire pits at all building types must kept covered and stored in your garage when not in use, per local ordinance.

- Permitted types of cooking appliances may not be used closer than **10 feet** to garages, vegetation, or anything combustible. Fire pits must **15 feet** away from combustible materials.

Violators of the rules on the use of grills or fire pits will be subject to disciplinary action that can include a fine for each infraction.

MAILBOXES and NEWSPAPER TUBES

Mailboxes and newspaper tubes must be kept clear of accumulated mail, fliers, newspapers, etc.

PARKING

- Vehicles may be parked only in garages (first choice) or on driveways (second choice when necessary), and never on grass.

- Visitor parking spaces are reserved for invited visitors, emergency vehicles, and hired service vehicles. Owners with a need for the temporary use of a visitor parking space must seek prior Board approval in writing. Reasonable requests will not be denied.

- Temporary and short-term street parking during an emergency, or for actively tended loading/unloading, is permitted.

- For occasional holiday or family parties, please be sure that overflow guests' cars will not block access to emergency vehicles or interfere with other Owners' right-of-way.

- The untended parking or storage of trailers, campers, boats or other marine craft, mobile homes, motorcycles, mopeds, or the like, or any unlicensed, unregistered, or inoperable vehicle, is NOT permitted anywhere on condominium property, including on individual driveways. An exception may be made for the short-term loading and unloading of such vehicles as needed, but not to exceed 24 hours each time. **(Amended: 10-20-25)**

- Vehicles with "For Sale" signs on them may not be parked anywhere on the Hampden Pines property.

- Vehicles may be washed in a resident's driveway, but repairs or oil changes may be done only inside garages.

- For your safety and security, it is recommended that garage doors be kept closed except when exiting and entering. Opening doors slightly for ventilation is acceptable.

POND

- No swimming, fishing, or ice skating is allowed at our pond, per posted signage.

- Children are not allowed near the pond without supervision by an adult.

- Do not feed or leave food for ducks, geese, or any other wildlife at the pond or anywhere else on the property.

SALES: GARAGE, MOVING, and ESTATE SALES

- Private garage, rummage, or moving sales are prohibited unless sponsored by the Board of Directors for the whole neighborhood. The dates and hours of such a sponsored sale will be announced in advance in our newsletter. **(12-1-24)**

- Estate sales, on the other hand, follow state law, and may be held but they must be under the sole direction and control of a professional estate agent and with the pre-approval of the date by the Board of Directors. Only the public advertising placed by the agent is allowed.

SEASONAL DECORATIONS AND OTHER ATTACHMENTS

- No fasteners of any type may be affixed to any exterior building surfaces. **(Revised 10-20-25)**
- Decorations may not be placed in any Common Area, including on shrubs or trees, without the prior approval of the Board of Directors.

- Christmas decorations may be put out on walkways from December 1 to January 15, but Owners will be responsible for their own snow removal and understand that neither the Association nor the snow removal crews will bear responsibility for any damage caused to any décor items. **(6-1-24)**

- Decorations must be in good taste and follow appropriate seasonal themes.

- Decorations should not include food products or any other perishables.

- Christmas decorations must be removed by January 15. All other holiday decorations should be removed within seven (7) days of the holiday.

- Extension cords may not be laid across walkways or driveways where they are apt to be a tripping hazard or may impede snow-clearing.

SECURITY CAMERAS, DOORBELL CAMERAS, AND SATELLITE DISHES

- Only a Unit number and an American flag holder may be installed on vertical wooden posts. Nothing may be attached to wooden balcony or deck railings.

- Security cameras may be mounted ONLY on wood garage trims at the fronts of units and on patio door trims at the rear of duplex units. Board prior approval is required for the planned placement and attachment procedure. **(7-1-25)**

- Video doorbells may be installed into existing doorbell wiring and do not require prior approval.

- A satellite dish may not be installed on the condominium property without the prior written approval of its location by the Board of Directors. Please note that no roof installations will be approved. Satellite dishes must be installed as low as possible yet still receive a signal. A refundable deposit to the Association will be required to ensure that the Common Element is returned to its original condition upon the removal of a satellite dish. **(5-15-26)**

SIGNAGE

No posters, signs, or advertising may be posted in Common Elements or within a Unit, so it is visible from the Common Elements without the prior written approval of the Board of Directors, except as provided for below.

- A single "For Sale" sign is allowed to be placed inside a Unit window. It may not exceed 12" x 12."

- Real Estate Open House signs of customary size and language are allowed on Common Elements for reasonable periods of time and must be removed the day after such an event.

GRIEVANCE PROCEDURE

When there is an irresolvable dispute between an Owner and the Board of Directors, or between Owners, the matter may be referred to a Grievance Committee by which a majority vote will determine a decision and the actions to be taken by the involved parties.

Formation of a Grievance Committee

- A Grievance Committee shall consist of one Member of the Board of Directors to serve as the chairperson who votes only to break a tie, plus one Alternate Board officer; and three Members (i.e., Owners of the Hampden Pines Association who are **not** on the Board of Directors), plus three Alternate Members.

- Members-at-large serving on a Grievance Committee must not have any direct or indirect involvement in the issue to be resolved.

- Each meeting shall be attended by one Board member acting as chair and three Members-at-large so that there are always four (4) persons present.

Setting a Hearing Date

The Grievance Committee will set a date, time, and place for a hearing.

The Committee will send to the involved parties a certified letter with return receipt requested notifying them of the details of the hearing at least ten (10) days in advance.

If the party making the grievance fails to attend the hearing without a valid and approved excuse, the grievance will be dismissed. If any costs have been occurred, they will be charged to that party. However, the hearing will proceed with or without the presence of the alleged offender.

The Hearing

The burden of proof is on the complainant to present reasonable and verifiable evidence. The alleged offender may present exculpatory evidence as a defense.

Determination and Decision

The Committee will end the hearing, then excuse the complainant and the alleged offender and go into a closed session to review the evidence and decide on a course of action, if any, to be followed. The parties will be informed in writing of the decisions taken within ten (10) days of the hearing. The letter will 1.) make a statement of the facts; 2.) summarize the evidence presented; and 3.) make a statement of decision and resolution.

Final Decision

The decision of the Grievance Committee, whether on a fine, an assessment of damages, or other sanctions, will be final.

HAMPDEN PINES CONDO FIRE ALARM RULES

- **NEVER PAINT** the Fire Alarm Pull Station box. Paint can interfere with the proper operation of your Fire Alarm. It is against the State Fire Code to paint over the Fire Alarm Pull Box. Owners will be charged for any replacement Pull Station due to being painted over/tampered with in any way.

- **NEVER COVER** the Fire Alarm Horn in the kitchen near the refrigerator area with any object. This will keep the fire horn from alerting you of a hazardous condition. **NEVER PAINT** over the Fire Alarm Horn Cover as this can damage the horn assy. This is against the State Fire Code to paint/tamper with the Alarm Horn. Owners will be charged for any replacement Horn due to be painted over/tampered with.

- Please keep a Fire Alarm Box key handy in case the Alarm is accidentally pulled. You will need this to re-set the alarm box.

- It is recommended that you do not place any objects in front of the Fire Alarm Pull Box. This could prevent you from accessing it when time is important if you need to remove a cover.etc. off the front of the Pull Box.

IT IS VITALLY IMPORTANT YOU FOLLOW THE ABOVE FOR YOUR OWN PERSONAL SAFETY & THE SAFETY OF YOUR FAMILY. YOUR COOPERATION IS REQUESTED.

Please feel free to contact any Board Member if you have any questions regarding the above.

Preventative Maintenance

While the majority of individuals who purchase a condo do so to rid themselves of the sometimes-overwhelming task of maintaining the exterior and grounds of their home, they are not released from the need to ensure certain maintenance is done within their homes.

When anyone purchases a condo they become a partner with their fellow owners charged with doing what is necessary to maintain their property in such a manner so as to provide a safe, and healthy environment for all. Each owner needs to make sure that no action or lack of action on his or her part causes damage or risk to another owner's home. One of the best ways to do this is through preventative maintenance.

The purpose of this handout is to provide the owners of Hampden Pines with a listing of suggested maintenance. Some owners are well versed in what should be done and when, and for them this handout will serve as a reminder. For the other owners who are not as savvy, this handout will serve as a guide to what needs to be done, and some suggestions as to the timing of the maintenance.

This handout is broken down into several sections:

- Minimal Maintenance Requirements
- Additional Maintenance Tips
- Information You Should Know In Case Of An Emergency
- Vacation Tips
- State Farm Publication, "Protecting Your Castle"

The source materials for this handout come from variety of publications from a myriad of companies that provide home maintenance suggestions or guidelines.

MINIMAL MAINTENANCE REQUIREMENTS

SPRING:

- Have your air conditioner inspected by a professional mechanical contractor. Ensure that the air conditioner condensation drain line is cleaned/blown out, filter is changed and that the outside intake vent screening is thoroughly cleaned.
- Turn on outside water supply line spigot. Check to make sure that the spigot is turned off outside when the water is turned back on. If the spigot leaks while in the fully closed position, turn it on and off several times to clear any debris that may be obstructing the valve. If the leak persists when the water is turned off, please refer the matter to the Management Company.
- Check hoses on washing machines for wear and tear, replace if necessary.
- Change the battery in smoke detectors and carbon monoxide detectors.
- Check fire extinguishers to ensure that they are fully charged.

SUMMER:

- Periodically inspect air conditioner condensation drain line hose for obstructions. If you suspect that the line may be plugged or is developing a problem, contact a professional mechanical contractor immediately.
- Check hoses on washing machines for wear and tear, replace if necessary.

FALL:

- Turn off air conditioner at breaker panel (8-family units)
- Check all doors and windows to ensure that they properly close and are adequately weather-stripped.
- Have your furnace cleaned and inspected by a professional mechanical contractor to ensure proper operation.

- Turn off all outside water supply lines. Open outside spigot fully to drain the line. Back off spigot handle approximately one-third of a turn to ensure that it is not stuck in the open position in the spring.
- Change the battery in smoke detectors and carbon monoxide detectors.
- Check hoses on washing machines for wear and tear, replace if necessary.
- Check fire extinguishers to ensure that they are fully charged.

WINTER:

- Periodically inspect furnace vent and intake piping and keep them clear of snow and ice.
- Maintain a temperature of at least 55 degrees Fahrenheit in your home at all times.
- Check hoses on washing machines for wear and tear, replace if necessary.
- If you leave town for the winter: Shut off your water and water heater - Ensure all windows and doors are securely closed and locked - Have a neighbor friend or family member inspect your home at least once a week while you are gone - Keep doors open between rooms to facilitate the flow of air - Keep doors of cabinets housing water pipes open slightly to keep the air moving - *Always remember to leave your heat on and set at a minimum of 55 degrees Fahrenheit.*

PERIODIC MAINTENANCE:

- Inspect and lube overhead garage door mechanical components in accordance with door and operator manufacturer specifications.
- Inspect exterior of your condominium home. Report any common area maintenance related issues to the Management Company.
- Inspect water heater and water softener for leaks. Any problems should be immediately referred to a professional plumber.

MAINTENANCE TIPS

Grounds and Yards	Spring	Summer	Fall	Winter	Annual	Periodic
Drain outside water lines and hoses			x			
Check driveways and sidewalks for cracks/settling		x				
Check yard for settlement and soil erosion and standing water	x	x				
Clean gaps between deck boards above joists	x		x			
Clean under decks and porches	x					
Pressure wash decks, walks, driveways					x	
Treat deck for mildew/fungus	x					
Inspect outside area for pest problems		x		x		
Knock down wasp/hornets nests				x		
Remove bird's nests from outside electrical fixtures		x				
Check gutters and downspouts for leaks	x		x			
Clean and/or repair gutters and downspouts			x			
Check outside siding or surface for cracks/holes/peeling paint		x				
Lay in a supply of sand, ashes or ground salt for use as needed				x		

Doors and Windows	Spring	Summer	Fall	Winter	Annual	Periodic
Check doors, windows and trims for finish failure	x					
Check glazed openings for loose putty	x					
Check for broken glass or damaged screens	x					
Check and lubricate window hardware					x	
Check weather stripping for damage and tightness of fit			x			
Check caulking at doors, windows and all other openings and joints between dissimilar materials (like wood and masonry)	x					
Check screws on door lock sets and hardware, lubricate and tighten up if necessary	x			x		
Wash windows	x					
Lubricate bi-fold and by-pass doors if necessary	x		x			
Clean sliding door tracks, apply silicone spray (not oil)	x		x			
Clean and repair draperies and blinds	x					
Replace screen with storm door panel if appropriate			x			
Replace storm door panel with screen if appropriate	x					
Check for signs of water condensation on windows				x		

Interior Surfaces	Spring	Summer	Fall	Winter	Annual	Periodic
Inspect joints in ceramic tile and caulk around tub and sink and showers	x		x			
Clean interior of house, walls and woodwork, floors	x		x			
Inspect walls and masonry for cracks	x					
Paint high traffic areas like hallways or bedrooms			x			
Check for wear and damage on floor surfaces particularly where one material meets another					x	

Electrical System	Spring	Summer	Fall	Winter	Annual	Periodic
Check condition of lamp cords, extension cords, and plugs. Replace at first sign of wear or damage.	x		x			
Check exposed or overhead wiring for damage or missing insulation. Replace or repair as needed.					x	
Test ground fault circuit interrupters	x		x			
Inspect Christmas decorations and extension cords for outdoor display and repair as needed				x		
Make sure all electrical holiday decorations have tight connections				x		
Exercise circuit breakers					x	

Plumbing	Spring	Summer	Fall	Winter	Annual	Periodic
Check water supply lines and valves for leaks	x	X	x	x		
Repair leaky faucets, as necessary						
Inspect washing machine hoses for wear or cracking and replace as necessary	x	x	x	x		
Check water hoses on refrigerator ice makers and dishwashers for cracks and/or bubbles	x	x	x	x		
Drain and replace water in the water heater					x	
Test pressure valve on water heater					x	
Check to make sure water heater vent is not blocked					x	
Inspect and clean faucet aerators and shower heads						x
Inspect toilets for stability						x
Inspect plumbing shut off valves					x	
Pour water down unused drains						x
Maintain drains with baking soda and hot water, not with chemical drain openers						x
Check sump pump and pour water into it so the float works, clean out debris		x		x		

Heating and Cooling System	Spring	Summer	Fall	Winter	Annual	Periodic
Clean or change any filters						x
Clean dirt and dust from around furnace	x		x	x		
Have heating system checked by qualified technician			x			
Have cooling system checked by qualified technician	x					
Service humidifier and/or dehumidifier					x	
Reset programmable thermostat	x		x			
Clean floor register grills			x			
Vacuum air supply and air return registers to remove dust						x
Have heating ducts cleaned						x

Foundations and Basements	Spring	Summer	Fall	Winter	Annual	Periodic
Inspect basements for leaks, moisture, wood rot, etc.	x					
Check grading to ensure water will drain away from foundation					x	
Clean out basement window wells	x		x			
Inspect visible foundation areas, pipes, vents and ducts						

Appliances	Spring	Summer	Fall	Winter	Annual	Periodic
Check and clean vents/filters on dryers, stove and room fans	x		x			
Clean any accumulated dust around, under or behind dryer	x		x			
Check seals on refrigerator and freezer	x					
Clean coils and burner surfaces, adjust burners on stove	x					
Clean ceiling fan		x				
Inspect and service garage door opener		x				
Inspect washing machine hoses for wear and replace when necessary						x
Check and clean all major appliances in accordance with manufacturer's instructions			x			
Clean refrigerator condenser coils	x		x			
Clean disposal blades by grinding up ice cubes. Freshen with citrus rinds and baking soda.						x
Clean frost free refrigerator drain pan						x
Protect electrical appliances from power surges and lightning						x

Attics	Spring	Summer	Fall	Winter	Annual	Periodic
Clean out attic	x					
Inspect attic, ceilings and overhangs for water damage	x					
Inspect attic for pests				x		
Inspect underside of roof in attic for frost				x		
Check attic vents for insulation blockage						x

Safety	Spring	Summer	Fall	Winter	Annual	Periodic
Review safety plan for evacuation in case of fire, tornado, or other disaster	x					
Check all rooms, basements and attics for fire hazards and other dangers						x
Check fire extinguisher to ensure it is fully charged	x		x			
Change batteries in smoke and carbon monoxide detectors	x		x			
Dust/vacuum covers of smoke and carbon monoxide detectors						x
Clean out dry vents	x	x	x	x		
Inspect and service garage door					x	
Update emergency contact information with Management Company					x	
Keep an updated listing of emergency phone numbers					x	
Make sure there are working nightlights at the top and bottom of stairs						x

Vacation Checklist

- ✓ Lock all windows and doors
- ✓ Have newspaper and mail stopped or regularly picked up by a trusted neighbor
- ✓ Ask someone to check on your home- if you are gone for an extended period ask someone to enter your home each week to make sure all is well
- ✓ Set timers on interior lights to deter burglars
- ✓ Unplug TV, computer and appliances susceptible to lightning and power surges
- ✓ Advise your alarm company and local police if you will be gone for an extended period
- ✓ Take jewelry and valuable papers to a safe deposit box
- ✓ Arrange for care of pets
- ✓ Turn off water valves to your washing machine, icemaker and dishwasher
- ✓ Leave an address of where you will be or a contact name and number with the Management Company if you will be gone an extended period

And if you will gone during the cold weather:

- ➢ Set the heat in your home to no lower than 55 degrees
- ➢ Allow water to drip from a faucet near an outside wall
- ➢ Disconnect all garden hoses
- ➢ Locate and insulate pipes most susceptible to freezing. Typically, those near outer walls and in the attic are the most vulnerable
- ➢ Open cabinet doors to allow heat to reach uninsulated pipes under sinks and where appliances are near outside walls
- ➢ Shut off and drain water the water system in your home before an extended vacation

Source: www.statefarm.com

Information You Should Know
And Keep Accessible in Case of Emergency

- The location of the main electrical shutoff for your building/unit
- The location of the main water shutoff for your building/unit
- The location of all fire extinguishers in your unit
- The location of the fire alarm in your unit
- The name and phone number of your building rep
- The location of your circuit breakers
- The phone numbers for:
  - Police Dept.–emergency and non-emergency
  - Fire Dept.- emergency and non-emergency
  - WE Energies- emergency and non-emergency
  - Hunt Management
  - Your neighbors