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: East Field Condominium Two

How is the condominium association managed?

- What is the name of the condominium association? East Field Condominium Two Owners Association
- What is the association's mailing address? P.O.Box: 700382, Oostburg, WI 53070-1475
- 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? See below (management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? Carol Smies - Association Secretary, 120 South 1st Street, Oostburg, WI 53070-1475; E-mail address: csmies81@gmail.com Telephone No. 920-564-6762

🕮 For specific information about the management of this association, see ARTICLES VI AND VII of the association's By-laws adopted June 15, 2013 (hereinafter By-laws)

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 ☐ Common element ☒ Limited common element ☒ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No ☐ Yes, in the amount of $ _____ per _____ ☐ Other (*specify*): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☐ No ☒ Yes - Where? See Plat of East Field Condo. Two - * 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? Public streets
- What are the parking restrictions at this condominium? See ARTICLE X of By-laws.

🕮 For specific information about parking at this condominium, see See Restatement of Declaration recorded August 23, 2013 (hereinafter Restatement of Declaration) and By-laws.

May I have any pets at this condominium?

- ☐ No ☒ Yes - What kinds of pets are allowed? See ARTICLE X of By-laws.
- What are some of the major restrictions and limitations on pets? See ARTICLE X of By-laws.

🕮 For specific information about the condominium pet rules, see See ARTICLE X of By-laws.

* Addendum I recorded August 23, 2013

May I rent my condominium unit?

- ☐ No ☒ Yes - What are the major limitations and restrictions on unit rentals? See ARTICLE X of By-laws

📖 For specific information about renting units at this condominium, see See ARTICLE X of By-laws

Does this condominium have any special amenities and features?

- ☒ No ☐ Yes - What are the major amenities and features?
- 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 See ARTICLE VIII of Restatement of Declaration and ARTICLE X of By-laws.

📖 For specific information about unit maintenance and repairs, see ARTICLE VIII of Restatement of Declaration and ARTICLE X of By-laws.

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

- Common element maintenance, repair and replacement is performed as follows: See ARTICLE VIII of Restatement of Declaration and ARTICLE X of By-laws.
- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (*specify*):
- Limited common element maintenance, repairs and replacement is performed as follows: See ARTICLE VIII Restatement of Declaration and ARTICLES IX AND X of By-laws
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (*specify*):

📖 For specific information about common element maintenance, repairs and replacements see ARTICLES V AND VIII of Restatement of Declaration AND ARTICLES IX and X of By-laws.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account (*see note on page 3*)?** ☐ Yes ☒ No

📖 For specific information about this condominium's reserve funds for repairs and replacements, see ARTIVLE V of Restatement of Declaration and ARTICLE IX of By-laws.

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? See ARTICLE V of Restatement of Declaration

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☐ No ☐ Yes - Describe these provisions: Not applicable - period of developer control has passed.

📖 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?

- ☒ No ☐ Yes - How many additional units may be added through expansion? _____ units
- When does the expansion period end? _____
- Who will manage the condominium during the expansion period? _____

📖 For specific information about condominium expansion plans, see _____

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

- Describe the rules, restrictions and procedures for altering a unit: See ARTICLE VII of Restatement of Declaration
- Describe the rules, restrictions and procedures for enclosing limited common elements: See ARTICLE VII of Restatement of Declaration

📖 For specific information about unit alterations and limited common element enclosures, see See ARTICLE VII of Restatement of Declaration

Can any of the 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 See ARTICLE XI of Restatement of Declaration and ARTICLE XIV of By-laws.

Other restrictions or features (optional): _____

This Executive Summary was prepared on October 25, 2013 (insert date)
by Carol Smies - Association Secretary (state name and title or position).

*Note: A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

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