**EXECUTIVE SUMMARY**
**for**
**EMBASSY CONDOMINIUM HOMES ASSOC. INC.**
**OVER 55 COMMUNITY (HOPA)**

**1. CONDOMINIUM IDENTIFICATION**

Condominium Name: Embassy Condominium Homes Assoc. Inc.
Over 55 Community (HOPA)

Proof of age is required.
Tax ID 39-1166968
For specific information see: By-Laws Article XIV

**2. EXPANSION PLANS**

Is it possible that the Condominium will expand? No

**3. GOVERNANCE**

Condominium Association Name: Embassy Condominium Homes Assoc. Inc.
Condominium Association Address: 125 and 151 N University Drive, West Bend, WI 53095
Management: Self-managed
For more information contact: **Embassy Office: 125 N University Drive 262-335-2114**
**Email: embassycondo55@gmail.com**
President: Sean Gorzalski 310S 262-993-1388
Treasurer:Rebecca Roberts 122N 262-353-9375

**SPECIAL AMENITIES**

Does the condominium association have any special amenities which require members to make additional and separate payments? No

**4. MAINTENANCE AND REPAIR OF UNITS**

Who repairs and replaces? Unit Owner
Who repairs and replaces fixtures? Unit Owner
Who maintains and keeps clean? Unit Owner

For specific information see: Declaration Article XII, Sec. 12.02

**5. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS AND LIMITED COMMON AREAS.**

Who repairs and replaces? Association
Who maintains and keeps clean? Association

Funding: Unit owner assessments and reserve funds.

For specific information see: Declaration Article XII, Sec. 12.01

**7. MAINTENANCE, REPAIR AND REPLACEMENT OF SPECIAL LIMITED COMMON AREAS**

Who repairs and replaces? Unit Owner
Who maintains and keeps clean? Unit Owner

Funding: Unit Owner

For specific information see: Declaration Article VI, Sec. 6.02 and Article XII, Sec. 12.02 (C)

**8. RENTAL OF UNITS**

Is rental of condominium units allowed? No And Yes. Current rental units may continue as rental units until sold.

Restrictions: This is an Over 55 Community (HOPA). Prior to leasing, the unit Owner must give 30 days' written notice of the terms of the lease and information on the proposed. Lessee to the Association. The proposed Lessee must be interviewed by the Association. before moving in. The Association has the First Option.

For specific information see: By-Laws Article XIV and Declaration Article XIII, Sec. 13.01 - 13.03

**9. UNIT ALTERATIONS**

Restrictions or procedures:

Any unit remodeling/modification must receive prior approval from the Board of Directors. Alteration of any Special Limited Common Areas must also have prior Board approval and must comply with the Association's Declaration and Rules/Regulations. The Unit Owner is responsible for obtaining any necessary building permits. All work must be done between 8:00 AM and 5:00 PM Monday through Saturday (emergency exceptions). The maintenance man must be notified before project begins. Any clean-up of Common Areas is the responsibility of the Unit Owner. New installation of washers/dryers is not permitted.

For specific information see: Declaration Article VI, Sec. 6.02 (A), (B), (C) Sec. 6.03 and Rules/Regulations Page 13

**10. PARKING**

Availability: One assigned parking stall in underground, heated garage is included with Unit. Additional exterior parking is available.

Restrictions: Underground parking stalls are transferrable but need prior approval of the Association. No parking in front of lobby doors or basement doors. No overnight parking in circle drive or driveways leading to garage doors. There are restrictions on over-. sized vehicles.

For specific information see: Declaration Article VI, Sec. 6.04, Rules/Regulations Section 12 on page 3

**11. PETS**

Are pets allowed? No

For specific information see: Declaration Article XIV, Sec. 14.10 and Rules/ Regulations Section 19.

**12. RESERVES**

Does the condominium association maintain reserve funds for the repairs and replacement of the common elements? Yes

If yes, is there a Statuary Reserve Account? No Reserve Balance: $325,000.00

A "Statuary 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. A condominium may also have other reserve fund accounts used, for the repair and replacement of the common elements that operate apart from 703.163.

**13. FEES ON NEW UNITS**

Not applicable

**14. RIGHT OF FIRST REFUSAL**

Does the condominium association have Right of First Refusal: Yes

**15. TRANSFER FEE**

The condominium association charges a fee for transfer of ownership: Yes

**16. PAYOFF STATEMENT FEE**

The condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: No

**17. DISCLOSURE MATERIALS FEE**

The condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: Yes

A copy of the condominium association's Declaration/By-laws is $30.00.

**18. AMENDMENTS**

Wisconsin law allows the unit owners to amend the condominium declaration, by-laws 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 see: Declaration XVIII, Sec. 18.12 and By-Laws Article XI

**19. OTHER RESTRICTIONS OR FEATURES.**

The Condominium has an in-ground pool.

For specific information see: Rules/Regulations page 11

The Condominium has a community clubhouse.

For specific information see: Rules/Regulations page 8

This Executive Summary was revised on May 31, 2026