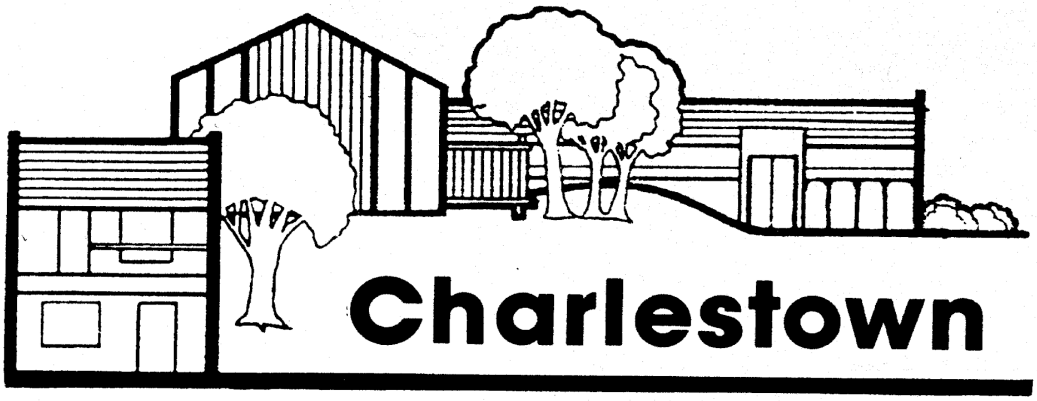

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail or may be completed to both summarize the information and refer to the condominium documents. This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.

Note: We are an owner occupied condominium association – our bylaws do not allow for leasing or renting of individual units.

What is the name of the condominium association? Charlestown Condominium Homeowners Association
What is the association's mailing address? P. O. Box 962, West Bend, WI 532095
How is the association managed? Self-Managed by a Board of Directors elected by the Condominium owners.

Whom should I contact for more information about the condominium and the association?

- Jim Deady, **Treasurer,** 737 Imperial Ct., **Phone:** 262-343-2774, **email:** jimdeady5@gmail.com
- Leah Fick, **President.** 756 S. River Rd., P**hone:** 262-224-8979 **email:** leah_reisdorf@yahoo.com
- Nate Fick, **Vice President,** 756 S. River Rd. **Phone:** 262-224-2279, **email:** natefick@yahoo.com

For specific information about the management of this association, see: The Charlestown Condo Restated Declaration and By-laws.

What are the parking arrangements at this condominium?

- **Number of parking spaces assigned to each unit: 2 How many outside? 1 How many Inside? 1 Common element ☒ Limited common element ☒ Included as part of the unit**
- **Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No**
- **Are parking assignments reserved or designated on the plat or in the condominium documents? ☒ No**
- **Are parking spaces assigned to a unit by deed? ☒ No Can parking spaces be transferred between unit owners? ☒ No**
- **What parking is available for visitors?** Street parking if Condo Parking areas are not available.
- **What are the parking restrictions at this condominium?** Street Parking is limited to 2 hours during school hours. A city parking sticker can be purchased from the City of West Bend for unlimited street parking during school hours by the Condominium owner.

For specific information about parking at this condominium see Restated Declaration, Section 8.06

May I have any pets at this condominium?

☒ Yes What kinds of pets are allowed? A total of two dogs or cats, or other small pets; no chickens, pigs, goats, cows, or other livestock are allowed.

What are some of the major restrictions and limitations on pets? See "Welcome to Charlestown" introduction packet, pages 5 and 6

* **For specific information about the condominium pet rules, see** Restated Declaration Section 8.05.

May I rent my condominium unit?*

☒ No What are the major limitations and restrictions on unit rentals?

*** For specific information about renting units at this condominium, see** Restated Declaration page 1-11

**** All units are owner occupied – our bylaws do not permit renting or leasing individual units.***

Does this condominium have any special amenities and features?

- **☒ Yes What are the major amenities and features?** Swimming pool, Recreation area, Children's Playground. Also Quarterly water and sewage paid by monthly maintenance fee
- **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**

What are my maintenance and repair responsibilities for my unit?

- **A Unit Owner must maintain and repair the inside of their Unit.** Unit owner is responsible for keeping the unit, equipment fixtures in good order, condition, and repair. Refer to Restated Declaration Section 3.03, page 1-4

*** For specific information about unit maintenance and repairs, see** Restated Declaration page 1-5

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:** This repair will be common expense, decided at board meetings
- **How are repairs and replacements of the common elements funded? ☒ Unit owner assessments ☒ Reserve funds ☒ Other: Projects**

- **Limited common element maintenance, repairs and replacement is performed as follows:** on an as needed basis
- **How are repairs and replacements of the limited common elements funded? ☒ Unit owner assessments ☒ Reserve funds ☒ Projects**

* **For specific information about common element maintenance, repairs and replacements see** your building director, president, or vice president

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes Is there a Statutory Reserve Account **☒ Yes**

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).**

Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☒ No

*** For specific information about condominium fees during the developer control period, see N/A**

Has the declarant (developer) reserved the right to expand this condominium in the future?

- **☒No**

***** For specific information about condominium expansion plans, **N/A**

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

- **Describe the rules, restrictions and procedures for altering a unit**: Alterations can be made only with Board's approval – Common elements cannot be enclosed/altered
- **Describe the rules, restrictions and procedures for enclosing limited common elements:**

*** For specific information about unit alterations and limited common elements, see** Restated Declaration page 1-8, Section 6.05

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** Charlestown by-laws Section 10.01 – may be changed with a 75% vote

Other restrictions or features (optional):

This Executive Summary was prepared on November 02, 2026 by Jim Deady, **Treasurer**

*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 13units 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 declaration 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.

This Executive Summary was developed and distributed by the Wisconsin REALTORS® Association (2004). Drafted by: Attorneys Debra Peterson Conrad (WRA), Jonathan B. Levine, and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

Respectfully Submitted:



Jim Deady, Treasurer 11-02-2026