EXECUTIVE SUMMARY

Condominium Name: Hidden Hills Condos

This Executive Summary was prepared or revised on 10/27/2026 (insert date).

This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an 🕮 icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser'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 or legal advice.

1. Condominium Association Management and Governance

- Condominium association name Hidden Hills Condos
- Association address 232 Wildflower Circle, Port Washington, WI 53074
- The association is managed:
  - ☒ By the Unit Owners (self-managed)
  - ☒ By a management agent or company — Finances Only → Hunt Mgmt, 10520 N. Bacher Rd Suite Q, Mequon, WI 53092, Attn Chris Hunt, chunt@chuntmanagement.com
  - ☐ By the declarant (developer) or the declarant's management company
- Person(s) to be contacted for more information about the condominium
  Ralph Luedtke, HOA President
- Address, phone number, and other contact information for the contact person
  232 Wildflower Circle, Port Washington, WI 53074
  262-339-7879 rgluedtke38@gmail.com

🕮 For condominium document references regarding association governance and a condominium contact person, see Ralph Luedtke

2. Parking

- Number of parking spaces assigned to each Unit: 2 Number Outside ____ 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]
- Parking fees (include separate maintenance charges, if any) ☒ No ☐ Yes, $____ per____
  Other (*specify*): ____
- Parking assignments reserved or designated on the plat or in the condominium documents:
  ☐ No ☒ Yes — Where? 2car attached garage for each unit
- Parking spaces assigned to a unit by a separate deed: ☒ No ☐ Yes
- Ability to transfer parking spaces between Unit Owners: ☒ No ☐ Yes
- Describe parking available for visitors on street during day, in owners driveway
- Describe any other parking restrictions only 1 vehicle per driveway overnight
  **Please read note on last page of Executive Summary

🕮 For condominium document references to parking, see Original Declarations, 7.4 > page 49, Bylaws upated 2023, 7.1 (i) — page 10

3. Pets

- Are pets allowed? ☐ No ☒ Yes — describe the kinds of pets allowed: per City of Port Washington ordinances

♦ Pet rules and restrictions: No breeding for commercial uses.

** Please read note on last page of Executive Summary

For condominium document references regarding pet rules, see Original Declarations, 7.3, page 12. Bylaws Updated 2023, 7.1 (F), page 10.

4. Unit Rentals

♦ May Unit Owners rent out their condominium units? ☐ No ☒ Yes — describe the limitations and restrictions on unit rentals: Lease must be in writing, cannot be less than 6 months. Copy to Association

** Please read note on last page of Executive Summary

For condominium document references regarding unit rentals, see Original Declarations 7.2, page 12

5. Special Condominium Amenities or Features N/A

(describe any special 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 — cost:

For condominium document references regarding special amenities, see

6. Unit Maintenance and Repair Responsibilities

♦ A Unit Owner's responsibilities for unit maintenance and repair include: Anything inside the unit. walls, includes all mechanicals. Any Common & Limited Common Elements damages by Owner or guests.

For condominium document references regarding unit maintenance and repair responsibilities, see Original Declarations, 6.1, page 10 Bylaws Updated 2023, 7.1, page 10 (a-e)

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

♦ Person(s) responsible for common element maintenance, repair and replacement: Association repairs & maintains Common & Limited Common Elements

♦ Repair and replacement of the common elements is paid for by:

☐ Unit Owner assessments
☐ Reserve funds
☒ Both
☐ Other (specify):

♦ Person(s) responsible for limited common element maintenance, repair and replacement: Original Declarations, 6.2, page 11. Bylaws Updated 2023, 7.2, page 11

♦ Repair and replacement of the limited common elements is paid for by:

☐ Unit Owner assessments
☐ Reserve funds
☒ Both
☐ Other (specify):

For condominium document references regarding common element and limited common element maintenance, repair and replacement, see Original Declarations 6.1 & 6.2, page 10+11. Bylaws Updated 2023, 7.1 & 7.2. page 9 & 10

8. Reserve Funds

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

♦ Does the association have a Statutory Reserve Account*? ☒ No ☐ Yes

- Total condominium reserve funds balance is $ 100,223 as of 9/30/26
  Note: This amount is current as of the date this Executive Summary was prepared or revised.
- For condominium document references regarding this condominium's reserve funds for repairs and replacements, see Original Declarations, 5.0, page 8-11. Bylaws updated 2023, 6.2 (d) page 8.

*Note: A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.163 to be used for the repair and re placement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential 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 has 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. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units

- Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?
  - ☒ Not applicable (no developer-owned units or declarant control has ended)
  - ☐ No
  - ☐ Yes – describe in what way: _____
- Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____
- For condominium document references to condominium fees during the declarant control period, see _____

10. Expansion Plans

- Has the Declarant (developer) reserved the right to expand this condominium in the future?
  ☒ No ☐ Yes — number of additional units that may be added through the expansion: _____ units
- Expansion period ends: _____
- Condominium management during the expansion period is by: _____
- For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- Unit Owner may alter a unit or enclose limited common elements ☐ No ☒ Yes
- Describe the rules, restrictions and procedures for altering a unit: All changes must be submitted to Board for Approval
- Describe the rules, restrictions and procedures for enclosing limited common elements: Original Declarations, 6.3 or 6.4, page 11, and 7.11 or 7.12, pages 14 & 15
- For condominium document references to unit alterations and limited common element enclosures, see XX Please read note on last page of Executive Summary

12. First Right of Purchase

- The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale ☒ No ☐ Yes
- For condominium document references to any first right of purchase held by the condominium association, see _____

13. Transfer Fee

- The condominium association charges a fee in connection with the transfer of ownership of a unit: ☐ No ☒ Yes — amount charged: $ 325 for 2026, $350 for 2027

📖 For condominium document references to fees charged in connection with a unit ownership transfer, see Bylaws Updated 2023, 6.2(c), page 8

14. Payoff Statement Fee

♦ Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: ☒ No ☐ Yes — amount charged: $_____

📖 For condominium document references to fees charged for payoff statements under Wis. Stat. § 703.335, see _____

15. Disclosure Materials Fee

♦ Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: ☒ No ☐ Yes — amount charged: $_____

📖 For condominium document references regarding fees charged for providing the condominium disclosure materials, see _____

16. Other restrictions or features (optional): _____

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. 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 a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.

📖 For condominium document references regarding condominium document amendment procedures and requirements, see _____

This Executive Summary was prepared on the date stated on page one by Ralph G. Luedtke, Hidden Hills Condo HOA President (print name and title or position).

* New Owner Transfer Fee is: $325 in 2026, $350 in 2027.
* Monthly HOA Fee is: $325 in 2026, $350 in 2027.
* One-time yearly Assessment for Reserves is: $325 in 2026, $350 in 2027
* 15% of Monthly HOA Fee goes directly to Reserves.
* All fees and assessments are made by automatic account withdrawal on the first of each month.

XXX We are actively in the process of working with legal counsel to update & revise all Covenants, Declarations, Bylaws & Rules. New documents are still in draft format and will be discussed and voted on by Homeowners in the Spring of 2027. Until then what I sent you is what regulates us. When a new Homeowner moves in they will receive draft documents as part of our process. Items I starred in this Executive Summary are potential for change. —Ralph Luedtke 10/27/26