## 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 or direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail.

***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.***

1. Condominium Identification. The name of the condominium is Tira Glen Condominiums Association, Inc.

2. Expansion Plans. There are no plans to expand the condominium beyond its current state.

3. Governance. The name of the condominium association is the Tira Glen Condominiums Association, Inc. The association has hired a management company to manage the condominium. For more information about the condominium and the association, you should contact Cecilia Lucas at (262) 925-3073. The mailing address for the Tira Glen Condominiums Association, Inc. is PO Box 580109, Pleasant Prairie, Wisconsin 53158.

4. Special Amenities. There are no special amenities for this condominium. Unit owners shall have no obligation to join or make additional payments for any amenities associated with the condominium.

5. Maintenance and Repair of Units. A unit owner must maintain and repair, at his or her sole cost and expense, the interior of his or her unit, whether structural or nonstructural, ordinary or extraordinary. The unit owner shall also maintain the interior of the garage unit, the garage door and the front door of the condominium unit. Each unit owner shall be responsible for all damages to any other unit and to the common and limited common elements resulting from his or her negligence, misuse or misconduct.

6. Maintenance, Repair and Replacement of Common Elements. The condominium association shall be responsible for maintaining, repairing and replacing the common elements and limited common elements. All repairs and replacements of common elements and limited common elements will be funded from unit owner fees and assessments as well as statutory reserve funds.

7. Rental of Units. No rentals are allowed.

8. Unit Alterations. A unit owner may make any addition, improvement or alteration completely within the unit so long as the addition, improvement or alteration does not impair the structural integrity or lessen the support of any portion of the property. No unit owner shall make any change in, nor affix anything to, the exterior of the building containing the unit. No unit owner shall physically enclose any part of the limited common elements.

9. Parking. Each unit shall include an attached garage belonging to the unit. Visitor parking shall only be permitted in areas designated by the Board of Directors for that purpose.

10. Pets. Household pets may be kept by the unit owners in the living area of their respective units. However, no unit owner shall own more than one dog or two cats or one other domesticated household pet. No pet shall be permitted to cause a nuisance or unreasonable disturbance.

11. Reserves. The condominium association maintains reserve funds for the repair and replacement of common elements.

12. Fees on New Units. There are no developer - owned units. Therefore, there are no provisions within the condominium disclosure materials, which exempt the developer or modify the developer's obligation to pay assessments on any of the developer's unsold units.

13. Transfer Fee. There is a $550.00 transfer fee on all condominium sales which is due the association at time of closing.

14. Amendments. 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.

This Executive Summary is effective as of the 13th day of January 2026 by Tira Glen Condominiums Association, Inc.