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 Heartland Village Condominium 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 Heartland Village Condominium 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 Heartland Village Condominium 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 all windows, 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. A unit owner may rent a unit by written lease to whomever he or she so desires as long as the lease and corresponding terms are in conformance with the guidelines delineated in the association's Bylaws and Rules & Regulations and the owner has received **prior Board approval**. The unit owner must provide the association with notice of the name and permanent address of the tenant and the unit owner. The lease must specifically obligate the tenant to abide by the declaration, bylaws and the rules and regulations of the condominium association. Although a unit owner has rented a unit, the unit owner remains liable for the performance of all duties required by the declaration, bylaws and the rules and regulations of the condominium association.

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.

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 two domesticated household pets. 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. Transfer Fee. There is a transfer fee of $1,000.00 for all units that are sold and transferred within the association.

13. 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 3rd day of July 2026 by Heartland Village Condominium Association, Inc.