Tamarack Meadows Condominium Association, Inc.

EXECUTIVE SUMMARY

The Executive Summary highlights some of the information needed by prospective condominium buyers. This summary 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.

Condominium Name: **Tamarack Meadows Condominium Association, Inc.**
Mailing address is: **P.O. Box 1091, Menomonee Falls, WI 53052-1091**

How is the condominium association managed?

- The association is self-managed by the unit owners.
- For more information about the condominium and the association, contact the Association's President.
- For specific information about the management of this association, refer to Declaration of Condominium, Article 10 (Tab 6) and to Bylaws, Articles IV & V (Tab 7).

What are the parking arrangements at this condominium?

- Each unit includes an attached two car garage and driveway.
- There are no extra parking fees.
- Parking assignments are not reserved or designated on the plat or in the condominium documents.
- Parking spaces are not assigned to a unit by deed.
- Parking spaces cannot be transferred between unit owners.
- Visitors may park in the owner's driveway or on the street as permitted by signage.
- No large licensed or unlicensed trucks, buses, trailers, campers, snowmobiles, or boats are permitted to be parked in the driveway overnight. Refer to Bylaws, Article VIII, 8.1.h (Tab 7).

May I have any pets at this condominium?

- Dogs/cats or other household pets are allowed.
- No livestock animals, or poultry shall be kept or bred in any unit's Common Element or Limited Common Elements, nor are outside pet leashes or rope runs, dog houses or pens, or electronic pet fences allowed.
- Emotional Support and Service Animals are permitted as allowed under the American Disabilities Act (ADA), State laws and the municipal code of the Village of Menomonee Falls. Refer to Tab 10, Rules & Regulations Part III – Common Ground Area, Item 3.
- For specific information about the condominium pet rules, Refer to Bylaws, Article VIII, 8.1.e (Tab 7).

EXECUTIVE SUMMARY

May I rent my condominium unit?

- Rentals are not permitted. No unit owner shall occupy or use his/her unit or the Limited Common Elements appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the Owner, the Owner's family, and the Owner's guests.
- For specific information about renting units at this condominium, Refer to Bylaws, Article, VIII, 8.1.a (Tab 7).

There are no special amenities or features in this condominium.

What are my maintenance and repair responsibilities for my unit?

- Each unit owner is responsible for keeping his/her unit and its equipment, fixtures, and appurtenances including, pipes, ducts, electrical wiring and conduits, plumbing, and heating and air-conditioning (including any portions thereof located on a Common Element or Limited Common Element) in good order, condition or repair and shall be responsible for such maintenance and repair.
- For specific information about unit maintenance and repairs, refer to Declaration of Condominium, Article 6, 6.3 and Article 8, 8.5 (Tab 6) and to Bylaws, Article VII, 7.1 (Tab 7).

Who is responsible for maintaining, repairing and replacing the Common Elements and Limited Common Elements?

- Common element maintenance, repair and replacement is the responsibility of the Association which is responsible for the management and control of the Common Elements.
- Repairs and replacements of the Common and Limited Common elements may be funded by the annual budget operating accounts, by the Reserve Fund, by unit owner assessments, or a combination of these sources.
- For specific information about common element maintenance, repairs and replacements refer to Declaration of Condominium, Article 6, 6.3 (Tab 6) and to Bylaws, Article VII, 7.3 (Tab 7).

The Condominium Association maintains reserve funds for the repair and replacement of the Common Elements.

- There is no Statutory Reserve Account (refer to **note** on page 4 of this document).
- For current Reserve Funds amounts and current quarterly fees, refer to Financial Reports in (Tab 4).
- For specific information about this condominium's reserve funds for repairs and replacements, refer to Bylaws, Article VI, 6.4 (Tab 7).

The declarant (developer) has not reserved the right to expand this condominium in the future.

- For specific information about condominium expansion plans, refer to Disclosure Materials, Index page, Paragraph 6 (Tab 5).

EXECUTIVE SUMMARY

May I alter my unit or enclose any Limited Common Elements?

- A unit owner may make improvements or alterations within his or her unit provided, however, that said improvements or alterations do not impair the structural soundness or integrity, or **lessen** the support, of any portion of the building. A unit owner may only make changes to the exterior appearance of a unit or the building with an approved Service Request.
- A unit owner may enclose the patio area (that portion under roof only) with screening or glass. Any owner wishing to do so must submit in writing to the Association their request for consideration. All anticipated work must be in accordance with the rules and regulations of the Association. Each unit owner is responsible for keeping the enclosure in good order, condition, or repair and shall be financially responsible for such maintenance and repair.
- For specific information about unit alterations and Limited Common Element enclosures, refer to Declaration of Condominium, Article 8, 8.6 (Tab 6); and to Bylaws Article VII, 7.2 (Tab 7); and to Rules and Regulations, Part 1 – Buildings (Tab 10).

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, refer to Declaration of Condominium, Article 15.9 (Tab 6) and to Bylaws, Articles 10.1 and 10.2 (Tab 7).

EXECUTIVE SUMMARY

Other:

Transfer Fee: A transfer fee of $100.00 is to be paid by the buyer with the transfer of ownership, with payment made at the time of closing to Tamarack Meadows Condominium Association, Inc. Payment of this fee provides updates to the Tamarack Meadows Condominium Association, Inc. Certification, Description, and Disclosure Material (Red Book).

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 13 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 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.).

This Executive Summary was updated and distributed in 2025 by the Tamarack Meadows Condominium Association, Inc. Board of Directors.

2006 APR -6 PM

WC3375696-001

STATUTORY RESERVE ACCOUNT STATEMENT

3375696

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

04-06-2006 1:15 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 4.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 1

Recording Area

Name and Return Address
DIANNE NEUMAN
N79 W17320 BLUEJAY CT
MENOMONEE FALLS, WI
53051

Parcel Identification Number (PIN)

Re: TAMARACK MEADOWS CONDOMINIUM ASSOCIATION INC.

Condominium, being a condominium created under the Condominium Ownership Act of the STATE OF WISCONSIN by a "Declaration of Condominium for TAMARACK MEADOWS CONDOMINIUM Condominium", dated MARCH 9 2001 and recorded on 7/12/01 in the Office of the Register of Deeds for WAUKESHA County, Wisconsin, in (Reel) (Vol.) – of Records, at (Images) (Pages) –, as Document No. 2674813, and by a Condominium Plat (hereinafter "Condominium").

This Condominium (shall) (shall not) have a Statutory Reserve Account, as described in Wis. Stat. § 703.163, effective 5/9/2005. This determination is made by the (Declarant) (Association with the written consent of the majority of the Unit votes.)

If the Condominium will not have a Statutory Reserve Account, it is anticipated that future expenditures for the repair and replacement of the commom elements will be funded by:
SHORT TERM OPERATING RESERVE & LONG TERM RESERVES (SAVINGS ACCOUNTS & CD'S)

Dated April 6, 2006.

*
Title:

Diane L. Neuman
* DIANNE L. NEUMAN
Title: TREASURER

AUTHENTICATION

Signature(s)

authenticated on .

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
DIANNE L. NEUMAN

ACKNOWLEDGMENT

STATE OF WIS)
) ss.
WAUKESHA COUNTY)

Personally came before me on April 6, 2006, the above-named DIANNE L. NEUMAN to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Sharon A. Hoag
* SHARON A. HOAG
Notary Public, State of WIS
My commission (is permanent) (expires: 12-31-06)

706.07(3)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
*Type name below signatures.

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TAMARACK MEADOWS CONDOMINIUM ASSOCIATION INC.
PROJECT CONDITIONS, STATUS QUESTIONAIRE AND DISCLOSURE

CONDOMINIUM LEGAL NAME: Tamarack Meadows Condominium Association Inc.
P. O. Box 1091
Menomonee Falls, WI 53052

FEDERAL IDENTIFICATION NO: 39-2032691

PHYSICAL ADDRESS: Menomonee Falls, Wisconsin
Waukesha County

1. The condominium consists of twenty-eight (28) units of which all have been sold or are under contract to be sold.
2. Number of units which are used as investor units? **NONE**
3. Are daily weekly, monthly or annual rentals permitted? **NO**
4. Is there a rental/reservation desk on the premises? **NO**
5. Does the condominium project contain non-residential or commercial space? **NO**
6. Is title held in fee simple estate? **YES**
7. The Owner Association has had control of the condominium since when? **March 9, 2001**
8. Are the units, common areas and facilities completed within the project? **YES**
9. Is the project subject to expansion or additional phasing? **NO**
10. Does the association have any employees? **NO**
11. Is the association managed by a management company or self-managed? **SELF-MANAGED**
12. How many units are owned by the same person? **NONE**
13. In the event a lender acquires a unit due to foreclosure or a deed in lieu of foreclosure is the mortgagee responsible for paying delinquent common expenses and delinquent assessments? **YES**
    If YES how long is the mortgagee responsible for paying common expenses and special assessments? **MORE THAN 12 MONTHS**
14. Is the association involved in any active or pending litigation? **NO**
15. Are the units or common elements located in a flood zone? **NO**
16. Does the association maintain separate accounts for the general operating and reserve funds? **YES**
17. Are appropriate access controls in place for each account? **YES**
18. Does the association's financial institution send monthly bank statements directly to the association? **YES**
19. Are there a minimum of two (2) board members required to sign any check written or transfer to the reserve account? **YES**
20. Is the association required to have a statutory reserve account? **NO** (See Section 4)
21. Name of insurance carrier and policy no.
    Westfield Insurance (Old Guard Insurance Co.)
    One Park Circle, P.O. Box 5001
    Westfield Center, Ohio 44251
    Policy No. 338774D
22. Name of insurance agent.
    R & R Insurance
    Tammy Perez – Contact
    Ph: 262-953-7147
23. Does the master or blanket policy cover interior walls, fixtures, and equipment inside the individual units (i.e. plumbing, electrical, cabinets, etc.)? **YES**

24. Does the policy include liability, workers compensation dishonesty bond of fidelity coverage? **YES**
25. Are water/sewer charges included in the quarterly dues? **NO**
26. What are the quarterly condominium dues? **effective 7/1/2025 $1150**
27. When are the quarterly dues due? **1/1; 4/1; 7/1; 10/1**
28. The last quarterly fee paid thru what date? **6/30/2026**
29. Are there any outstanding special assessments due? **NO**
30. If there are any special assessments outstanding, when are they due? **N/A**
31. What is the amount of the special assessments? **$450.00 Quarterly-1/1: 4/1: 7/1: 10/1**
32. Are there any contemplated special assessments? **See #30 & #31 above**
33. If YES what type of repair or improvement? **N/A-ongoing Roof Replacement**
34. During the past six (6) months, other than normal maintenance and repairs, has any work been done or improvements made to the common areas? **NO**
35. If YES what type of improvement or repair? **N/A**
36. Total cost remaining unpaid for the improvement or repair? $ **N/A-Roofs paid in full upon completion.**
37. Date completed? **N/A-11 Roofs replaced (2 in 2022, 3 in 2023, 3 in 2024, 3 in 2025)**
38. Does the association have the right of first refusal? **NO**
39. Does the association charge a transfer of ownership fee? **YES**
40. If YES what is the amount? **$ 100.00**
41. Who should pay this fee? **BUYER**
42. Has this fee been paid yet? __X__ **YES** ____**NO (payment due when purchase is completed)**

I Hereby Certify that the condominium project meets or exceeds the above conditions. There are no exceptions

NAME OF PREPARER Sue Howard

TITLE OF PREPARER Tamarack Meadows Condominium Association President

PREPARER'S TELEPHONE NUMBER 414-520-9499

PREPARER'S EMAIL marysusanhoward@hotmail.com

DATE PREPARED/COMPLETED 4/30/2025

Sue Howard

signature

Tamarack Meadows Condominium Association, Inc.

ACKNOWLEDGEMENT OF INSURANCE RESPONSIBILITIES

Dear Tamarack Meadows Condo Unit Owner:

This letter is to remind you of the property insurance that the Association carries on each unit and what you need to procure on your own. Article 12 of the Associations' Declarations document (Tab 6), specifically, paragraph 12.7, identifies what insurance each owner is required to obtain.

The Association's insurance covers the basic structure of your unit. The term "basic" means that the Association's insurance only covers the material, construction, and appliances that the builder/contractor included in the base price model; any additions, alterations or betterments to your unit – whether by you or by any previous owner – is your responsibility. Please refer to Tab 9, Builder's Brochure including Options, Floor Plans and Maps.

It is asked that you discuss this with your own insurance agent. It is also suggested that you have your insurance agent do an annual review of what your homeowner's policy covers, especially noting the improvements and betterments of your unit including liability coverage and loss assessment.

Please sign and date below so the Board of Directors is assured that you have been apprised of the insurance distinctions described. Please give the original copy of this document to the President of the Association

Sincerely,
Tamarack Meadows Condominium Association

I have read and understand the information provided above and will obtain and maintain proper insurance as noted.

Robert R Hessler
Signature of Owner

_____
Signature of Owner

Robert R Hessler
Print Full Name

_____
Print Full Name

Date 5-23-2025

Unit #_____

Tamarack Meadows Condominium Association, Inc.

EXTERIOR IMPROVEMENTS/MODIFICATIONS AGREEMENT BETWEEN OWNER AND TAMARACK MEADOWS CONDOMINIUM ASSOCIATION

As a member of the Tamarack Meadows Condominium Association, Inc. (TMCA), I agree to contact, prior to selling my unit, the current President of TMCA for the **Exterior Improvements/Modifications Disclosure Form** for my unit which is on file with TMCA. For further information, refer to Tab 10 Part IV Item 1 – Maintenance Records of Approved Owner External Improvements/Modifications to Units documentation.

I agree to give this **Exterior Improvements/Modifications Disclosure Form** to the prospective buyer prior to any acceptance of a purchase agreement. I agree that this **Exterior Improvements/Modifications Disclosure Form** needs to be signed by both seller and buyer and a copy returned to the President of the TMCA by the buyer.

I further agree to submit a Service Request for all future exterior improvements/modifications. This Service Request will then be reviewed by the TMCA Board for approval.

Robert R Hessler — 1-2

Print Unit Owner's Name — **Unit #**

Robert R Hessler — 5-23-2025

Unit Owner's Signature — **Date**

[signature] — 5-23-2025

TMCA President's Signature — **Date**

Once this form is signed by the present unit owner, please return the original to the President for their signature. Once the President signs, the President will provide a copy for the unit owner. The original will be kept by TMCA in the unit owner's file.

Tamarack Meadows Condominium Association, Inc

EXTERIOR IMPROVEMENTS/MODIFICATIONS DISCLOSURE FORM

I, the seller, disclose to the buyer the following improvements/modifications to the exterior of my **Unit 1-2**. All maintenance, liability and insurance coverage (where needed) of these improvements/modifications are the responsibility of the unit owners and **not** the Tamarack Meadows Condominium Association, Inc. (TMCA). Examples include, but are not limited to, patio enclosures, satellite dishes, grab bars/hand rails and any additional landscape items that have been added.

Building Improvements/Modification for Unit 1-2 Rev 0

Patio: Screen Enclosure;
Porch: Storm Door;
Flag Pole;
Solar Roof Fan;
Solar Tubes 2;

Landscape Additions for Unit 1-2 Rev 0

Print Seller's Name _____ **Seller's Signature & Date** _____

TMCA President's Signature & Date _____

I, the buyer, have read and agree that I will be responsible for all of the above exterior improvements/ modifications. This responsibility includes maintaining all these improvements/modifications in good working condition, insurance coverage and paying the cost of any damage done to the building exterior resulting from these improvements/modifications.

I also agree that all future exterior improvements/modifications require a Service Request that must be approved by the TMCA Board.

Print Buyer/New Owner's Name _____ **Buyer/New Owner's Signature – Date** _____

This disclosure form needs to be signed by the buyer and a copy returned to the President of the TMCA by the buyer.

Tamarack Meadows Condominium Association

HOME OWNERS CONTACT INFORMATION SHEET

Date: _____

Homeowner(s):___

Unit Number:_____

Unit Address:_____

City, State, Zip: Menomonee Falls, WI. 53051

Primary Telephone Number:_____

Secondary Telephone Number:___

Primary Email Address:_____

OK to add to Residents Phone/Address Sheet Yes/No _____

Secondary Email Address_____

OK to add to Residents Phone/Address Sheet Yes/No_____

PRIMARY EMERGENCY CONTACT INFORMATION

Contact(s):_____

Relationship:_____

Local (Yes/No):___

Access To Unit (Yes/No):____

Primary Telephone Number:__

Secondary Telephone Number:_

SECONDARY EMERGENCY CONTACT INFORMATION

Contact(s):_____

Relationship:_____

Local (Yes/No):___

Access To Unit (Yes/No):____

Primary Telephone Number:__

Secondary Telephone Number: _

Garage Door Opener Code (only if you feel comfortable giving to Board) _____