EXECUTIVE SUMMARY

SUN POINTE VILLAGE, A CONDOMINIUM

Expansion plans. Declarant initially intends to construct a total of ten buildings containing forty eight units. Those units will be constructed within the declared area as shown on the Condominium Plat. Declarant intends to construct an additional three buildings containing twenty eight units in expansion area N as shown on the Condominium Plat; an additional two buildings containing eighteen units in Expansion Area M as shown on the Condominium Plat; and an additional twelve buildings containing twenty four units. All of the units to be constructed within the expansion areas will be constructed over the next ten years. Declarant does not guarantee that the condominium will ultimately be expanded to include all of such buildings and units. During the expansion period, Declarant expects that the condominium will be managed by Bear Property Management, Inc. Expansion has occurred in accordance with the Amedendments to the Declaration contained herein and further expansion rights terminated on June 19, 2017.

Governance. The condominium association is Sun Pointe Village Condominium Association, Inc. and its address is:

4011 - 80th Street
Kenosha, Wisconsin 53142

The association has hired Bear Property Management, Inc. to be the initial manager of the condominium. The manager's address and telephone number are:

Bear Property Management, Inc.
4015 - 80th Street
Kenosha, Wisconsin 53142
Phone: 262/697-9616

Special amenities: The only special amenity available to owners of the condominium units is the right to use of the club house shown on the Condominium Plat as part of the common element of the condominium. All unit owners have the obligation to support the operation of the club house via their general assessments paid to the Association.

Maintenance and repair of units: Each unit owner is responsible for maintaining, repairing, and replacing all improvements constructed within the unit such as interior walls, floor coverings, drywall, and plumbing, electrical, heating, and air conditioning systems.

Maintenance, repair, and replacement of common elements: The condominium Association is responsible for the maintenance, repair, and replacement of the common elements (including, but not limited to, the club house and all drainage ponds and associated facilities) and limited common elements. Routine repairs and replacements will be funded from unit owner assessments. Extraordinary repairs and replacements will be funded from reserve funds to the extent they are available; otherwise, they will be funded from unit owner assessments.

Rental of units: Units may be rented for a minimum term of four (4) months subject to rules and regulations adopted by the association.

Unit alterations: Unit owners may alter their units so long as they do not impair the structural soundness or integrity of the building, or change the exterior appearance of a unit or building. Unit owners do not have the right to enclose any of the limited common elements.

Parking: Each unit includes a private garage and limited common element parking adjacent to the garage. Guest parking spaces are provided in driveways and as otherwise shown on the Condominium Plat.

Pets: There can be up to two cats or one dog per unit, or one dog and one cat per unit; or, subject to a combined weight limit of 50 pounds, two dogs per unit. No Rottweilers or pit bulls are allowed.

Reserves: The condominium association maintains a reserve account for repairs and replacements beyond routine maintenance but does not maintain a statutory reserve account under §703.163 of the Wisconsin Statutes. At the time of closing the sale or transfer of each unit, the buyer or transferee of the unit is required to make a one-time $500.00 deposit into the general operating reserve account of the condominium association.

Unsold Units: During the period of Declarant control of the condominium association, any unit owned by the Declarant is exempt from assessments for common expenses until the unit is sold or occupied by a lessee; provided the total amount assessed against units that are not exempt from assessments may not exceed the amount that equals non-exempt units' projected percentage share of common expenses, based on the anticipated common expenses set forth in the annual budget. The Declarant is liable for the balance of the actual common expenses for the condominium.

Amendments: A unit owner's rights and responsibilities may be altered by amendments to the Declaration and Bylaws. The amendment process is set forth in the Declaration and Bylaws.