COVER SHEET
DISCLOSURE MATERIALS

Name and Location of the Condominium:

PARKVIEW COURT CONDOMINIUM
Village of Cedar Grove
Sheboygan County, Wisconsin 53013

Name and Address of Declarant:

GORDON J. VELDBOOM, JR.
1218 Center Avenue
Oostburg, WI 53070

Name and Address of Declarant's Agent:

Gordon J. Veldboom, Jr.
1218 Center Avenue
Oostburg, WI 53070

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

Please date and sign the attached receipt and return to Declarant.
Cut on dotted line.

RECEIPT

I acknowledge that I have received a copy of the Disclosure Materials on Parkview Court Condominium, that I was provided with time to read such material, that I was advised that should I have any questions in connection with same; I should seek independent professional advice; that I did read such documents; that a lien for maintenance payments could attach against my property and other matters as set forth in more specific detail in the Disclosure Materials, receipt whereof is hereby acknowledged.

Executed this _____ day of _____ _____, 20____

_____

INDEX

The following is an index to the materials Declarant is required by law to provide to each prospective condominium purchaser.

I. DECLARATION. The Declaration establishes and describes the condominium, the units and the common elements. The Declaration begins on page Four (4).

II. BY-LAWS. The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on page Thirty-one (31).

III. ARTICLES OF ASSOCIATION. The operation of a condominium is governed by the Association, of which unit owner is a member. Powers, duties and operation of an association are specified in the Articles of Association. The Articles of Association begin on page Forty (40).

IV. MANAGEMENT OR EMPLOYMENT CONTRACTS. Certain services may be provided to the condominium through contracts with individuals or private firms as provided for in the Declaration of the Condominium and the By-Laws of the Condominium. At the present time there are no contracts with individuals or private firms but said contracts may exist in the future.

V. ANNUAL OPERATING BUDGET. The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on page Forty-three (43).

VI. LEASES. There are no leases of property of facilities which are not a part of the condominium. However, pursuant to the terms of the By-Laws of the Association of condominium owners, individual condominium units may be subject to residential rental leases. A copy of the residential rental form to be utilized in the event of a written lease is at page Forty-four (44).

VII. ASSOCIATION LIEN FOR ASSESSMENTS. A copy of form to be used by the Association in the event it files a lien for assessments is attached at page Forty-five (45).

VIII. MAP (PLAT). The Declarant has provided a map (plat) of the condominium project which shows the location of the units and the facilities and common elements which are a part of the condominium. The map (plat) is on page Twenty-eight (28).

IX. FLOOR PLAN. The Declarant has provided floor plans of the units being offered for sale. The floor plan is attached at page Twenty-nine (29).

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BY-LAWS

OF

PARKVIEW COURT CONDOMINIUM OWNERS ASSOCIATION

A Non-profit unincorporated Association

ARTICLE I.

PLAN OF OWNERSHIP

Section 1. Ownership. Parkview Court Condominium located in the Village of Cedar Grove, Sheboygan County, Wisconsin, is submitted to the provisions of Chapter 703, Wisconsin Statutes of the Condominium Ownership Act of Wisconsin.

Section 2. By-Laws Applicability. The provisions of these By-Laws are applicable to Parkview Court Condominium.

Section 3. Personal Application. All present or future owners, tenants, future tenants, or their employees or any other person that might use the facilities of the project in any manner, are subject to the regulations set forth in these By-Laws and to the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for the Project known as Parkview Court Condominium, hereinafter referred to as the "Declaration", as recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin.

ARTICLE II.

VOTING

Section 1. Voting. Voting shall be on a percentage basis and the percentage of the vote to which the owner is entitled is the percentage assigned to the unit in the Declaration.

Section 2. Majority of Owners. As used in these By-Laws, the term "majority of owners" shall mean those owners holding fifty-one percent (51%) of the votes in accordance with the percentage set forth in the Declaration.

Section 3. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of owners" as defined in the preceding paragraph of this article shall constitute a quorum.

Section 4. Proxies. Votes may be cast in person or by proxy as set forth in the Declaration.

ARTICLE III.

ADMINISTRATION

Section 1. Association Responsibilities. The owners of the units will constitute the Parkview Court Condominium Owners Association, hereinafter referred to as the "Association" which Association will have the responsibility of administering Parkview Court Condominium, approving the annual budget, establishing and collecting monthly assessments, and arranging for the maintenance of Parkview Court Condominium. Except as otherwise provided in the Declaration and in these By-Laws, decisions and resolutions of the Association shall require approval by a majority as set forth hereinabove in Article II and in the Declaration.

Section 2. Place of Meetings. Meetings of the Association shall be held at a suitable place convenient to the owners as may be designated by the Board of Directors.

Section 3. Annual Meetings. The first annual meeting of the Association shall be held on the date of execution of these By-Laws. Thereafter, annual meetings shall be held on the first Monday of June of each succeeding year. The owners may also transact such other business of the Association as may properly come before them.

Section 4. Special Meetings. It shall be the duty of the President or any member of the Board of Directors to call a special meeting of the owners or such a special meeting may be called upon a petition signed by a majority of the owners and having been presented to the Secretary. No business shall be transacted at a special meeting except as stated in the notice unless by consent of all of the owners present, either in person or by proxy.

Section 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place of the meeting, to each owner of record, at least ten (10) but not more than twenty (20) days prior to such meeting. Meetings may be held with less notice than specified herein upon the waiver of notice by all members of the Association.

Section 6. Adjourned Meetings. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present either in person or by proxy may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

Section 7. Order of Business. The order of business at all the Association meetings shall be as follows:

(a) Roll Call
(b) Proof of notice of meeting or waiver of notices.
(c) Reading of minutes of preceding meeting.
(d) Reports of officers.
(e) Report of committee.
(f) Election of inspectors of election.
(g) Election of directors.
(h) Unfinished business.
(i) New business.

ARTICLE IV.

BOARD OF DIRECTORS

Section 1. Number and Qualifications. The Associations' affairs shall be governed by a Board of Directors of three (3) persons, all of whom must be owners of unit in Parkview Court Condominium, except that the initial Board of Directors shall be comprised of three (3) persons designated by the Declarant, Gordon J. Veldboom, Jr.

Section 2. Initial Board of Directors. The initial Board of Directors shall serve for a period of three (3) years or until thirty (30) days after the conveyance of seventy-five (75%) percent of the common element interest to purchasers, whichever period is shorter. The period of Declarant control begins on the date that the first unit is conveyed by the Declarant to any person other than the Declarant. Prior to the conveyance of twenty-five (25%) percent of the common element interest to purchasers, the Association shall hold a meeting and the unit owners, other than the Declarant, shall elect at least thirty-three and one-third (33 1/3%) percent of the Board of Directors (one (1) director). No later than forty-five (45) days after the expiration of Declarant control the Association shall hold a meeting and all unit owners shall elect the Board of Directors of at least three (3) Directors. The Directors shall take office upon election. The term of one Director shall be a period of one (1) year, the term of another Director shall be a period of two (2) years and the term of the third Director shall be for a period of three (3) years. If the Declarant retains ownership of any of the units herein upon completion of all other units, such retention of ownership shall be considered to be a conveyance.

Section 3. Power and Duties. The Board of Directors shall have the powers and duties necessary for the administration of two (2) persons. The Board of Directors shall be unit owners a defined in Article V, Section 5.1 and 5.2 of the Declaration of Condominium.

Section 4. Other Duties. In addition to duties imposed by these By-Laws or by resolutions of the Association or by the Declarations, the Board of Directors shall be responsible for the following:

(a) Care, upkeep and surveillance of the project and common elements and facilities and the restricted common elements and facilities.

(b) Collection of monthly assessments from the owners.

(c) Designation and dismissal of the personnel necessary for the maintenance and operation of the project, the common elements and facilities, and the restricted common elements and facilities.

(d) Collection of special assessments from the owners which are not a part of the regular monthly assessments.

(e) File with the Department of Financial Institutions, at times necessary, designation of the registered agent of the Association and to complete any and all other necessary documents and notices as required by Wisconsin Law.

(f) Maintain the roster of unit owners with their addresses and also a roster of mortgages of condominium property as may be required under the Declarations, these By-Laws, or the Wisconsin Condominium Ownership Act.

(g) Designate those areas within the condominium common area where recreational and laundry areas may be maintained for the various units upon the condominium property.

Section 5. Election and Term of Office. The term of office of the designated Directors as set forth in Section 1 above shall be three (3) years. The term of office of the Director elected after twenty-five (25%) percent of the condominium common element is transferred shall be as set forth in Section 2 above. The Director shall hold office until their successors have been elected and hold their first annual meeting, or until such time as they are replaced pursuant to these By-Laws or resign.

Section 6. Vacancies. Vacancies in the Board of Directors caused for any reason shall be filled by a vote of the majority of the owners at a special meeting of the Association, and such Director shall serve the same term as the Director replaced, except that replacement of one of the original Board of Directors designated by the Declarant, Gordon J. Veldboom, Jr., as provided herein shall be by designation of the Declarant of a new Director to fill such vacancy.

Section 7. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a majority of the owners, and a successor may then and there be elected to fill the vacancy thus created except that the original Board of Directors shall not be removed except by the Declarant, Gordon J. Veldboom, Jr. Any Directors whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 8. Organizational Meeting. The first meeting of the newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting, unless such notice of waiver is signed by all of the Directors.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the president in the same manner as regular meetings of the Board of Directors may be called. Further, special meetings may be called in the same manner by a majority of the Board of Directors.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be deemed equivalent to the giving of such notice. Attendant by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 12. Board of Director's Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the quorum shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the members present may adjourn the meeting from time to time. At any such meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 13. Fidelity Bonds. The Board of Directors may require that all officers

and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums of such bonds shall be paid by the Association and assessed to the owners.

ARTICLE V.

OFFICERS

Section 1. Designation. The Association shall designate a member of the Board of Directors as President and shall also designate a member of the Board of Directors as Secretary-Treasurer. The term of said officers shall be the same as their term as a Director and the removal of said officer may be in the same manner as a Director would be removed as set forth hereinabove in Article IV, Section 7.

ARTICLE VI.

OBLIGATIONS OF THE OWNERS

Section 1. Assessments. All owners are obligated to pay annual assessments imposed by the Association to meet all communal expenses, which may include a liability and property insurance as set forth in the Declarations. The assessments shall be made pro rata pursuant to the Declarations. Such assessments shall include a general operating reserve and a reserve fund for projected expenses. Such assessments may also include special assessments as allowed by the Declaration and the Board of Directors shall direct the Treasurer of the Association to adapt any procedures not inconsistent with these By-Laws or the Declaration to facilitate the collection of the annual assessments as provided therein.

Section 2. Maintenance and Repair.

(a) Each unit owner shall promptly perform all maintenance and repair work within his unit or units which, if omitted, would affect the project in its entirety or in a part belonging to their owners, being expressly responsible for the damages and liabilities that his failure to do so may engender.

(b) All the repairs of internal installations of each unit such as water, light, gas, power, telephones, air conditioners, sanitary installations, doors, windows, lamps, and all other accessories belonging to the unit area shall be at the unit owner's expense.

(c) A unit owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facility damages through his fault.

Section 3. Use of Units.

(a) All units shall be utilized for residential purposes only, whether occupied by the unit owner(s) or by a tenant.

(b) An individual unit owner shall not make structural modifications or alterations in his unit or make installations located therein without previously notifying the Association in writing and gaining the specific written approval of the Association for such modifications, installations or alterations.

(c) No buses, recreational vehicles, trailers, campers, boats, unlicensed or unrepairable automobiles, machinery, snowmobiles, debris, junk or other similar material or items shall be stored, kept or maintained on the condominium property.

Section 5. Right of Entry. A unit owner shall permit representatives of the Association and other parties designated by the Association entry into the unit for purposes of maintaining the mechanical or electrical services, or performing any other act as authorized by these By-Laws or the Declaration of the Association.

Section 6. Rental of Units. Unit owners may lease the unit or units which they own under such terms as otherwise comply with these By-Laws and the Declaration, if such rentals are by written lease on a form approved by the Association and further provided that a unit may not be rented more than twice during any calendar year, whatever the length of the tenancy contemplated by the lease or actually occupied by the tenant.

Section 7. Rules of Conduct. The Association may adopt such rules of conduct as may be necessary for the purposes of maintaining the property of Parkview Court Condominium and for the convenience of the owners of Parkview Court Condominium, including but not limited to the rules relating to the limited common elements of such condominium.

Section 8. Pets. Unit owners shall not own, keep or board any pet outside of their unit. Unit owners may keep a pet, owned by the unit owner inside the unit, but such pet shall be limited to a dog not exceeding 25 pounds, a domestic cat, birds and/or fish. If a tenant occupies the unit, the tenant shall not be allowed any dog or cat as a pet while a tenant.

ARTICLE VII.

AMENDMENT TO BY-LAWS

Section 1. By-Laws. No amendment to these By-Laws shall take affect unless approved upon the affirmative vote of seventy-five percent (75%) of the unit owners as defined herein and in the Declaration of Condominium.

ARTICLE VIII.

COMPLIANCE

These By-Laws are set forth to comply with the requirements of Wisconsin Law and the Wisconsin Condominium Ownership Act. In the event any of these By-Laws conflict with the provisions of that statute, it is hereby agreed and accepted that the provisions of the statute or other applicable law will apply.

Dated this 13th day of December, 2001.

PARKVIEW COURT CONDOMINIUM
OWNERS ASSOCIATION

By:_____
Gordon J. Veldboom, Jr.

By:_____
Helen J. Veldboom

By:_____
Jerilyn Flipse

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ARTICLES OF ASSOCIATION OF PARKVIEW COURT CONDOMINIUM OWNERS ASSOCIATION

A Non-profit unincorporated Association

ARTICLE ONE
NAME

The name of this Association shall be Parkview Court Condominium Owners Association.

ARTICLE TWO
PRINCIPAL OFFICE

The principal office of the Association shall be 1218 Center Avenue, Oostburg, County of Sheboygan, State of Wisconsin. The Association may have such other officers as may from time to time be designated by its members or its Board of Directors.

ARTICLE THREE
PURPOSES

The purposes of this Association shall be to provide for the administration, maintenance, preservation and control of certain property situated in the Village of Cedar Grove, Sheboygan County, Wisconsin, subject to the Declaration of Condominium Ownership and Covenants, Conditions, and Restrictions for the condominium known as Parkview Court Condominium filed under the provisions of the Wisconsin Unit Ownership Act. This Association is organized and operated exclusively for the stated purposes and for other non-profit purposes and no part of any net earnings shall be for the benefit of any member of the Association.

ARTICLE FOUR
POWERS

Allowed pursuant to Section 703, Wisconsin Statutes, and to the extent applicable Section 703.365, Wisconsin Statutes, concerning small residential condominiums.

ARTICLE FIVE
MEMBERSHIP AND VOTING RIGHTS

Every record owner, whether one or more persons or entitles of a fee simple title (defined herein for clarification as including Land Contract vendees, but excluding those

holding record title or a similar interest merely as security for the performance of an obligation) to a unit, whether existing or proposed, as described in the Declaration aforestated, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership.

The Association shall have one class of voting membership and each unit (whether existing or proposed) shall be entitled to one (1) vote only. The vote for any unit owned of record by more than one person or entity shall be exercised as set forth in the Declaration. In no event, however, shall more than one (1) vote attach to the unit.

Further membership provisions shall be set forth in the By-Laws.

ARTICLE SIX
MEETINGS

There shall be an annual meeting of the Association as more particularly specified in either the Declarations or the By-Laws and provisions shall be made for the calling of special meetings to conduct the business of the Association. A quorum at any meeting shall be the attendance by both unit owners.

ARTICLE SEVEN
INITIAL REGISTERED AGENT

The initial registered agent for the Association shall be:

Gordon J. Veldboom, Jr.
1218 Center Avenue
Oostburg, Wisconsin 53070

ARTICLE EIGHT
BOARD OF DIRECTORS

The number of Directors shall be fixed by the By-Laws. The initial Board of Directors shall consist of Gordon J. Veldboom, Jr., Helen J. Veldboom and Jerilyn Flipse. The By-Laws shall further state how Directors are elected and composition of the Board of Directors.

ARTICLE NINE
INDEMNIFICATION

The Association shall indemnify any present or former director or officer of the Association against expenses actually and necessarily incurred by him or her in the

connection with the defense of any action, suit or proceeding in which he or she is made a party by reason of being or having been a director or officer, except in relation to matters as to which he or she shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of duty, but such indemnification shall not be deemed exclusive of any other legal right to which such director or officer may be entitled under any By-Law, agreement, vote of members or otherwise.

ARTICLE TEN
AMENDMENT TO ARTICLES

These Articles may be amended by an affirmative vote of seventy-five (75%) percent of the unit owners as defined in the By-Laws and Declaration of Condominium.

ARTICLE ELEVEN
BY-LAWS

By-Laws shall be adopted. Such By-Laws may be amended in the same manner as amendments may be made to these Articles. Such amendments shall be binding upon all members.

ARTICLE TWELVE
DISSOLUTION OF ASSOCIATION

This Association shall be dissolved only under circumstances consistent with the Wisconsin Unit Ownership Act.

Executed at Oostburg, Wisconsin, this 13th day of December, 2001.

PARKVIEW COURT CONDOMINIUM
OWNERS ASSOCIATION

By:_____
Gordon J. Veldboom, Jr.

By:_____
Helen J. Veldboom

By:_____
Jerilyn Flipse

ESTIMATED OPERATING EXPENSES FOR

PARKVIEW COURT CONDOMINIUM

		MONTHLY	ANNUAL
INSURANCE	(Fire and extended coverage plus public liability insurance. Owner must purchase own coverage for furniture, furnishings, personal property and public liability within his unit)		
MAINTENANCE	Fertilizer and weed control Grass cutting and trimming Snow removal Water meter (common) Lighting (common) Etc.		
RESERVES FOR CAPITAL EXPENSES			
	TOTAL		

THE OPERATING EXPENSES SHOWN ABOVE ARE THE ESTIMATED COSTS FOR FOUR (4) BUILDINGS (8 UNITS). THE (MONTHLY) (YEARLY) CHARGES PER UNIT SHALL BE $_____.

CONDOMINIUM ASSESSMENT LIEN

Wisconsin Statutes 703.16(4)

CONDOMINIUM: Parkview Court Condominium

UNIT: Unit ___ Building ___

UNIT OWNER(S): _____

AMOUNT DUE: $_____

PERIOD FOR WHICH LIEN IS OWING _____ Assessment Year

Dated at _____, Wisconsin, this _____ day of _____, _____.

PARKVIEW COURT CONDOMINIUM

_____

President

STATEMENT OF COSTS:

Filing fee paid to Clerk of Courts	$5.00

Interest accrues at the rate of 1% per month on the unpaid balance.

These costs are to be added to amount due.

SAMPLE