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 by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail, or may be completed to both summarize the information and refer to the condominium documents. ***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.***

Condominium Name: Pineridge Condominiums, Inc.

How is the condominium association managed?

- What is the name of the Condominium Association? Pineridge Condominiums, Inc.
- What is the Association's Mailing Address? C/O Ogden & Company, Inc., 1665 N. Water St., Milwaukee, WI 53202.
- How is the Association managed? The Association is Board-managed (self-managed for operations), with a third-party financial management company providing accounting support only, including assessment collections and bill payment processing.
- Whom should I contact for more information about the Condominium and the Association? Ogden & Company, Inc. Condominium Management
- What is the address, phone number, fax number, website, & email address for association management or the contact person? 1665 N. Water St., Milwaukee, WI 53202, 414-276-5285 (phone), www.ogdenre.com.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 4. How many parking spaces outside? 2 – Driveway. How many parking spaces inside? 2 – Attached two car garage. ☐Common element; ☒Limited common element; ☒Included as part of the unit; ☐Separate voting units; ☐Depends on individual transaction. [check all that apply].
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒No; ☐Yes, in the amount of $_____ per _____; ☐Other (*specify*):
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☐No ☒Yes
- Are parking spaces assigned to a unit by deed? ☐No ☒Yes
- Can parking spaces be transferred between unit owners? ☒No ☐Yes
- What parking is available for visitors? A unit's garage, driveway, 12 visitor parking spaces, City streets (Brookside Drive, Breckenridge Street).

- What are the parking restrictions at this condominium?
  Parking is limited to designated parking areas, Unit driveways, and garages. Parking is prohibited on the main/private drives, except for brief loading or unloading. Visitors must park in driveway, garage, designated visitor parking or the adjacent city street. Vehicles may not obstruct common elements. Boats, trailers, recreational vehicles, campers, and inoperable, unregistered, or abandoned vehicles are prohibited from being parked or stored. Moving pods and storage containers are prohibited.
- For specific information about the parking of this condominium, see: Rules and Regulations Chapter 20.

May I have any pets at this condominium? ☐No ☒Yes

- If yes, what kinds of pets are allowed? Common house pets: Canines and felines.
- What are some of the major restrictions and limitations on pets? No vicious animals may be kept at the property. All pets must be on a leash and under the control of a competent person. All pet waste must be removed immediately. Pets must be taken to the outer perimeter to urinate and defecate, urination and defecation on the interior of the property is prohibited. Excessive barking or pet nuisance may result in fines or the removal of the animal. The unit owner is responsible for any property damage or bodily injury caused by any animal under their care, custody, and control.
- For specific information about the condominium pet rules, see: Rules and Regulations Chapter 3.

May I rent my condominium unit? ☐No ☒Yes

- If yes, what are the major limitations and restriction on unit rentals? Leases must be in writing. Leases may not be for terms of less than one year. Unit Owners must provide contact information to the Association within ten days of the start of the lease. Unit Owners must own the Unit for two years before leasing it to a third party. The lease must prohibit pets. The lease must obligate the tenant to abide by the terms and conditions of the Declaration, the Bylaws, and all Rules and Regulations of the Association. No more than 10% of Units may be rented at any one time. Owners must provide a copy of the Declaration, Bylaws, and Rules and Regulations to the tenant(s).
- For specific information about renting units at this condominium, see: Bylaws §8.01(c).

Does this condominium have any special amenities and features? ☒No ☐Yes

- If yes, what are the major amenities and features? N/A
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☒No ☐Yes. If yes, what is the cost? $_____
- For specific information about special amenities, see: N/A

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain or repair: The interior of his unit and all of its equipment, appliances, fixtures and appurtenances in good order and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting and maintenance, which may at any time be necessary to maintain the good appearance and condition of his unit.
- For specific information about unit maintenance and repairs, see: Declaration §§5.6 and 11.1; Bylaws §§7.01 and 7.02; and Rules and Regulations Chapter 17.

Who is responsible for maintaining, repairing, and replacing the common elements and limited common elements?

- Common elements maintenance, repair and replacement is performed as follows: The Association shall be responsible for the management and control of the common elements and facilities and shall cause the same to be kept in a well-maintained, good, clean and attractive condition, order and repair.
- How are repairs and replacements of the common elements funded? ☒Unit owner assessments; ☒Reserve funds; ☒Other (*specify*): Insurance proceeds as applicable.
- For specific information about common element maintenance, repairs and replacements, see: Declarations §§5.6 and 11.2, and Bylaws §§7.02 and 7.03.
- Limited common element maintenance, repairs and replacement are performed as follows: Each unit owner shall keep the limited common areas appurtenant to the Unit in a good, clean, sanitary and attractive condition.
- How are repairs and replacements of the limited common elements funded? ☐Unit owner assessments; ☐Reserve funds; ☒Other (*specify*): Unit Owner expense.
- For specific information about limited common element maintenance, repairs and replacements, see: Declarations §11.1 and Bylaws §7.01

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☐No ☒Yes

- Is there a Statutory Reserve Account? ☒No ☐Yes
- Balance of reserves: $231,394.00 as of January 31, 2026.
- For specific information about this condominium's reserve funds for repairs and replacements, see: Bylaws §6.04

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒Not applicable (no developer-owned units); ☐No; ☐Yes – If yes, in what way? N/A

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☒No; ☐Yes – Describe these provisions: N/A
- For specific information about condominium fees during the developer control period, see: N/A.

Has the declarant (developer) reserved the right to expand this condominium in the future? ☐No; ☐Yes; ☒The expansion period has expired.

- If yes, how many additional units may be added through the expansion? 0 units.
- When does the expansion period end? May 2012
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see: Declaration §27.

May I alter my unit or enclose any limited common elements:

- Describe the rules, restrictions and procedures for altering a Unit: A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes, or improvements to his unit, or in or to the exterior of any building or common or limited common elements and facilities.
- Describe the rules, restrictions and procedures for enclosing limited common elements: No fences or exterior structural changes are allowed.
- For specific information about unit alterations and limited common element enclosures, see: Declaration §§ 5.4, 5.5. and 11.4, and Rules and Regulations §4.01.

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, see: Declaration §19; Bylaws §10.01; Wis. Stat. Ch. 703.

Does the association have a first right to purchase for my unit? ☒No ☐Yes – Describe these provisions: N/A

Are there transfer fees when conveying ownership of the Unit? ☒No ☐Yes – Describe these provisions: N/A

Disclosure Material Fee: The actual costs of furnishing the information or $50, whichever is less pursuant to Wis. Stat. §703.33(2m)(a), as amended.

Payoff Statement Fee: N/A

This Executive Summary was prepared on February 20, 2026 by Tyler Winter-Vogley, President.