DocuSign Envelope ID: F81CBD01-7706-4EF5-A86C-4B3917CC1975

Island Club Condominium Owners Association

Executive Summary

Revised: August, 2019

Island Club consists of detached condominium homes surrounding a pond which is approximately seven acres in size. There are five islands in the pond which are a natural habitat for many different species of birds, ducks, turtles, blue herons, Canadian geese, and other wildlife. Over the years, the pond has been stocked with bass, bluegills and other fish.

There are 11 condominium homes in the project. The north side consists of 5 townhouse-type homes directly on the pond. It also includes two traditional style homes that are situated off of the pond, but still have access to the pond.

The south side consists of 4 townhouse-type homes. There are also two privately owned lots directly east of the South entrance which could have two townhouse-type homes built on them in the future.

There are currently no other plans for expansion of this condominium project. There are no other special amenities which apply to this condominium project.

Island Club homeowners amended and restated the Bylaws and Declaration for the Association back in August 2004 and again in December 2018. The primary purpose for making the changes in 2004 was to simplify the documents, and to recognize the divergent nature of the homes and their limited common areas. This allowed more individual control by each homeowner over the specific maintenance and repair of their limited common areas. These changes liken the Association to more of a Homeowners Association rather than a Condominium Association. In 2018 the changes were primarily to provide owners with the ability to add retractable awnings to their units and to assess dues on all units, whether an occupancy permit had been issued or not.

Each homeowner maintains their own fire and extended insurance coverages on their entire home which includes their roof, deck, and coverage for any other improvements on their designated limited common area.

There is also individual homeowner control and responsibility for snow removal of unit driveways, unit lawn maintenance, decks, roofs, and general maintenance/repair of the limited common areas.

Association dues cover liability insurance, common area landscape maintenance, snow removal on the two private roads, pond and fish maintenance, and all other common improvements, maintenance and repair.

DocuSign Envelope ID: F81CBD01-7706-4EF5-A86C-4B3917CC1975

Island Club is a peaceful and quiet sanctuary located off the beaten path. The Island Club Condominiums Owners Association (ICCOA) is dedicated to preserving it as such for the sole enjoyment of its owners and their guests.

The Board of Directors of ICCOA are the management authority of the association.

The Maintenance Director is in charge of maintenance, repair and replacement of common elements. The current Maintenance Director is Mick Medvecz, Unit 7.

Limited Common Areas: Maintenance, repair, and replacement for items in the limited common areas are the responsibility of that prospective unit owner at their sole expense. Any material changes to these areas must have **prior approval** by the ICCOA Board of Directors.

Parking is allowed on individual driveways, and on the North and South private roads. However, extended parking is not allowed on the private roads. Refer to Declaration for restrictions and to the Rules and Regulations of the association.

Pets are allowed, but must be kept primarily on the interior of the residence and be personally attended to by the unit owner or other occupant of the unit any time the pet is present on the exterior of the unit or in the limited common or common areas. No pen, kennel or other improvement primarily for the keeping of a pet or pets shall be constructed or newly placed on the exterior of the unit.

For further information contact:

Mick Medvecz, President at 262-308-5021

Sandy Spielmann, Treasurer at 262-498-3603