EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is Hidden Valley Condominiums, Inc.

2. EXPANSION PLANS: There are no expansion plans.

3. GOVERNANCE: The name of the condominium is Hidden Valley Condominiums, Inc., and its address is c/o Outlook Management Group, LLC, its managing agent. The individual who may be contacted regarding the condominium in general is Debbie Eckel, S74 W16853 Janesville Rd. Muskego, WI 53150. Phone number is: (414) 369-3515.

4. SPECIAL AMENITIES: There are no special amenities.

5. MAINTENANCE AND REPAIR OF UNITS: A description of an owners responsibilities for the repair and maintenance of the Owner's Unit is in Section 11.1 of the Declaration (page 8) and in Article VII Section 7.1 of the By-Laws (pages 34).

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair and replacement of common elements and limited common elements is Debbie Eckel, c/o Outlook Management Group, LLC, S74 W16853 Janesville Rd. Muskego, WI 53150. Phone number is: (414) 369-3515.

7. Repairs normally are funded from unit owner assessments and replacements from reserve funds.

8. RENTAL OF UNITS: Rental of units is permitted as provided in Article VIII Sections 8.1 (a-c) of the By-Laws (pages 35 and 36).

9. UNIT ALTERATIONS: Rules, restrictions or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements is in the Declaration Section 11.4 (page 8) and Section 11.6 (page 9).

10. PARKING: Parking is subject to the By-Laws Article VIII Section 8.1 (d) (page 36).

11. PETS: The rules relating to pets are in Article VIII Sections 8.1 (e and f) of the By-Laws (page 36).

12. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a statutory reserve account under Wisconsin Statutes Section 703.163.

13. DECLARANT: The Declarant is no longer involved with Hidden Valley Condominiums, Inc., and therefore no longer has any rights or obligations with respect to the payment of maintenance fees or the levying or payment of assessments.

14. AMENDMENTS: A unit purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The procedure for amending the Declaration is in Section 20 of the Declaration (page 13) and for amending the By-Laws is in Article X of the By-Laws (page 37).