

TAB

ONE

Executive
summary

EXECUTIVE SUMMARY

CONDOMINIUM

Expansion plans. Declarant intends to construct a total of N/A buildings containing N/A units each over the next ten (10) 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 N/A

Governance. The condominium association is Rock Lake Estates Unit Owners Association, and its address is: PO Box 171

Lake Mills WI 53551

The association has a five (5) member Board Of Directors

Special amenities: Special amenities available to owners of the condominium units are **Lake Frontage and Marina.**

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 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 subject to condominium association approval.

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 one or two-car garage and parking lots. Condominium Rules (Tab 7)

Pets: Pets will be limited to small birds and fish; one cat or one dog, and such pets shall weigh no more than **twenty-five pounds** (Tab 7 D)

Reserves: The condominium association maintains a statutory reserve account under Section 703.163 of the Wisconsin Statutes for repairs and replacements beyond routine maintenance. (Tab 10)

NOTE:

Sections of the Declaration have been deleted or revised and filed with the Jefferson County Register of Deeds. Upon recommendation of legal counsel, copies of the declaration and amendments have been included.

Please pay close attention to both Bylaws and Rules.