



DISCLOSURE MATERIALS
FOR
ROCK LAKE ESTATES UNIT OWNERS ASSOCIATION
CONDOMINIUM

NAME AND LOCATION OF CONDOMINIUM:

**ROCK LAKE ESTATES — Located on County B West in the Town of Lake Mills,
Jefferson County, Wisconsin**

**P. O. Box 171
Lake Mills WI 53551-0171**

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, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. 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. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

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Executive Summary. The executive summary highlights for a buyer of a Condominium Unit essential information regarding the Condominium. The executive summary is set forth under Tab 1

Declaration. The Declaration establishes and describes the Condominium, the Units and the common areas. The Declaration is set forth under Tab 2 (March 25, 1983). It also imposes restrictions and covenants that govern the use of the property, March 25, 1983. The Declaration begins at . . . Tab 2

Amendments to Declaration. There have been four (4) amendments to the Declaration of Condominium. These amendments were executed:

- Amendment May 18, 1983
- Boat Slip Agreement May 20, 1983
- Amendment December 7, 1984
- Third Amendment March 19, 1993
- Abridgement of Judgment September 20, 1994
- Court of Appeals Decision June 15, 1995
- Amendment February 18, 1997
- Amendment October 8, 2009

The Amendments begin at Tab 3

Condominium Plat of Survey.

The map of the Condominium shows the location of the Units, and all facilities and common areas which are a part of the Condominium. The Condominium Plat of Survey begins at Tab 4

- Plat of Survey
- Map 8, September 7, 1984
- Map 11, October 11, 1985
- Amended Map 11, October 11, 1985
- Map 12, August 1, 1986
- Map 15, October 22, 1987
- Map 16, November 23, 1987
- Site Plan, Map 18, April 26, 1989
- Map 30, September 29, 1992

Articles of Incorporation. The operation of a Condominium is governed by the association, of which each unit owner is a member. Powers, duties, and operation of an association are specified in its articles of incorporation. The articles are set forth under Tab 5

Bylaws. The Bylaws contain rules which govern the Condominium and affect the rights and responsibilities of Unit Owners. The Bylaws of Rock Lake Estates Unit Owners Association begin at Tab 6

Condominium Rules. The use of the Condominium is governed by rules adopted under the bylaws. The rules for Rock Lake Estates Unit Owners Association begin at Tab 7

Contracts. Certain services are provided to the Condominium through contracts with individuals or private firms. These contracts are set forth under Tab 8

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 that are in addition to mortgage and utility payments. The current year budget is set forth under . . Tab 9

Miscellaneous. This contains material not applicable to be placed under any of the above headings. These materials are set forth under Tab 10

Boat Slip Rights at Lakefront

Electric Transmission Line Easement (ATC)

Lakefront Pier Fee Acknowledgement

Landscape Form

Maintenance Request

Proxy Form

Statutory Reserve Account Statement

April 1, 1997
October 1, 2011

jjs-rev.2
jlk-rev.3