


EXECUTIVE SUMMARY


Condominium Name: Village at Sunnyslope, a Condominium

This Executive Summary was prepared or revised on 8/9/2023


This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an  icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser'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 or legal advice.

1. Condominium Association Management and Governance

- ✧ Condominium association name: Village at Sunnyslope Condominium Owners' Association, Inc.
- ✧ Association address: 1574 Morning Glory Drive, Hartford, WI 53027
- ✧ The association is managed:
 - By the Unit Owners (self-managed)
 - By a management agent or company
 - By the declarant (developer) or the declarant's management company
- ✧ Person(s) to be contacted for more information about the condominium: Robert Schaus (262) 457-2229 or Robin Haynes (262) 366-2683
- ✧ Address, phone number, and other contact information for the contact person(s): Mailing address: 1574 Morning Glory Drive, Hartford, WI 53027
-  For condominium document references regarding association governance and a condominium contact person, see The By-Laws of Village at Sunnyslope Owners' Association, Inc., Article 4

2. Parking

- ✧ Number of parking spaces assigned to each Unit: 2 Number Outside: _____ Inside: 2
 - Common Element Limited Common Element Included as part of the Unit
 - Separate Non-voting units Depends on Individual Transaction [check all that apply]
- ✧ Parking fees (include separate maintenance charges, if any) No Yes, \$ _____ per _____
Other (*specify*): _____
- ✧ Parking assignments reserved or designated on the plat or in the condominium documents: No Yes
Where? Community Building and the southeast corner of Hall Road and Bluebell Drive adjacent to Outlot 1.
- ✧ Parking spaces assigned to a unit by a separate deed: No Yes
- ✧ Ability to transfer parking spaces between Unit Owners: No Yes
- ✧ Describe parking available for visitors: Unit Owner's driveway, street, Community Building and the southeast corner of Hall Road and Bluebell Drive adjacent to Outlot 1.
- ✧ Describe any other parking restrictions: One car may be parked on the Unit Owner's driveway provided it is licensed, operable and moved daily.
-  For condominium document references to parking, see Declaration Section 8.8 and Rules and Regulations #2.

3. Pets

- ☒ Are pets allowed? No Yes —describe the kinds of pets allowed: **Small birds in cages, fish, domesticated cats or dogs.**
- ☒ Pet rules and restrictions: No more than two (2) pets per unit and no one pet can weigh more than forty (40) pounds. No wolf and wolf hybrids, pit bulls, Dobermans, rottweilers, beagles and any other breed the Board of Directors feels is dangerous.
- 📖 For condominium document references regarding pet rules, see **Rules and Regulations #1.**

4. Unit Rentals

- ☒ May Unit Owners rent out their condominium units? No Yes -- describe the limitations and restrictions on unit rentals: **The Unit Owner may not lease the unit for a term of less than twelve (12) months. The owner of a leased unit shall notify the Association of the tenant's name and telephone number.**
- 📖 For condominium document references regarding unit rentals, **see Declaration Section 8.14**

5. Special Condominium Amenities or Features

Community Building. (describe any special amenities and features)

- ☒ 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 -- cost: **Rental Fee of \$200.00 per day for exclusive use of the Community Building. (\$100 is refundable if premises are returned to condition prior to rental.)**
- 📖 For condominium document references regarding special amenities, see **Declaration Section 8.5 and Community Building Rules.**

6. Unit Maintenance and Repair Responsibilities

- ☒ A Unit Owner's responsibilities for unit maintenance and repair include: **See Maintenance Guidelines.** 📖 For condominium document references regarding unit maintenance and repair responsibilities, see **Declaration Article 6.**

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

- ☒ Person(s) responsible for common element maintenance, repair and replacement
Robert Schaus building maintenance – Grounds/Landscaping – board members/contractors
- ☒ Repair and replacement of the common elements is paid for by:
 - Unit Owner assessments
 - Reserve funds
 - Both
 - Other (specify): _____
- ☒ Person(s) responsible for limited common element maintenance, repair and replacement
Robert Schaus building maintenance – Grounds/Landscaping – board members/contractors
 - ☒ Repair and replacement of the limited common elements is paid for by:
 - Unit Owner assessments
 - Reserve funds
 - Both
 - Other (specify): _____
- 📖 For condominium document references regarding common element and limited common element maintenance, repair and replacement, see **Declaration Article 6.**

8. Reserve Funds

- ☒ Does the condominium association maintain reserve funds for the repair and replacement of the common elements? No Yes
- ☒ Does the association have a Statutory Reserve Account*?
 - No Yes -- reserve balance is \$ _____
 - Note:** This amount is current as of the date this Executive Summary was prepared or revised.
- 📖 For condominium document references regarding this condominium's reserve funds for repairs and replacements, see **Declaration Article 7.**

*Note: A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period has ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units


- ☒ Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?

Not applicable (no developer-owned units or declarant control has ended)

No

Yes -- describe in what way: _____

- ☒ Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____

 For condominium document references to condominium fees during the declarant control period, see _____


10. Expansion Plans

- ☒ Has the Declarant (developer) reserved the right to expand this condominium in the future?

No Yes -- number of additional units that may be added through the expansion: _____ units

- ☒ Expansion period ends: _____

- ☒ Condominium management during the expansion period is by: _____


 For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- ☒ Unit Owner may alter a unit or enclose limited common elements: No Yes


☒ Describe the rules, restrictions and procedures for altering a unit: **No unit owner shall alter the floor plan or otherwise modify the unit without first obtaining the written consent of the Association.**

☒ Describe the rules, restrictions and procedures for enclosing limited common elements: **Enclosing limited common elements is not allowed as noted in rule # 11 – Backyard Facilities and rule #18, Attachments to the Exterior of the Unit.**

 For condominium document references to unit alterations and limited common element enclosures, see **Declaration Section 6.3**

12. First Right of Purchase

- ☒ The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale: No Yes

 For condominium document references to any first right of purchase held by the condominium association, see _____

13. Transfer Fee

- ☒ The condominium association charges a fee in connection with the transfer of ownership of a unit:

No Yes -- amount charged: _____

 For condominium document references to fees charged in connection with a unit ownership transfer, see _____

14. Payoff Statement Fee

☒ Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: No Yes -- amount charged: \$ _____

📖 For condominium document references to fees charged for payoff statements under Wis. Stat. § 703.335, see _____

15. Disclosure Materials Fee

☒ Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: No Yes-- amount charged: **\$50.00**

📖 For condominium document references regarding fees charged for providing the condominium disclosure materials, see **rule # 23 – Replacement of Condominium Documents.**

16. Other restrictions or features (optional): _____

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. 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 a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.

📖 For condominium document references regarding condominium document amendment procedures and requirements, see **Bylaws Article 10**

This Executive Summary was prepared on the date stated on page one by **Barbara Braun, Secretary.**