

EXECUTIVE SUMMARY
ARBOR LANDING HOMEOWNERS ASSOCIATION

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail or may be completed to both summarize the information and refer to the condominium documents. This summary, however, is not intended to replace the buyer'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.

How is the condominium association managed?

- What is the name of the condominium association? Arbor Landing Homeowners
- What is the Association's mailing address? 200 William Street Unit 102, De Pere, WI 54115
- How is the association managed? By the unit owners (self-managed)
- Whom should I contact for more information about the condominium and the association? Myrna Herrbold, 200 William Street Unit 102, De Pere, WI 54115 – ~~920-336-3686~~ – mmherrbold@yahoo.com

920-621-8687

What are the parking arrangements at this condominium?

- Number of spaces assigned to each unit is 4, 2 Inside and 2 Outside
- Do I have to pay any extra parking fees? No
- Are parking assignments reserved or designated on the plat or in the condominium documents? No or deed? No
- What parking is available for visitors? Common Area
- What are the parking restrictions at this condominium? No boats, trailers, campers, etc.

May I have any pets at this condominium?

- Yes – Cats, dogs (no vicious breed dogs)
- See the Condominium Documents for specific information about the pet rules.

May I rent my condominium unit?

- No – all units are to be owner occupied

Does this condominium have any special amenities and features?

- Yes – docks are available on the Fox River
- Are unit owners obligated to make any additional payments for the use of the docks? No

What are my maintenance and repair responsibilities for my unit?

- A unit Owner must maintain and repair interior and exterior of unit. For specific information about unit maintenance and repairs see condo documents.

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replace is performed as follows: Through capital improvements fund account of the association, unless no capital funds available then by special assessment of individual owners.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements?

- Yes – there is a capital fund account

May I alter my unit or enclose any limited common elements?

- By submitting drawings to the architectural committee for approval

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, 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 your legal rights and responsibilities with regard to your condominium units. For specific information see the condominium documents.

This Executive Summary was prepared on _____
by Myrna Herrbold, Treasurer, Arbor Landing Homeowners Association