

## **EXECUTIVE SUMMARY**

This Executive Summary is intended to briefly summarize pertinent information and direct prospective buyers to specific sections of the Condominium Disclosure Materials that discuss each topic in detail. This Summary is not intended to replace the buyer's review of the Condominium Declaration, Bylaws of the Owners Association, Rules and Regulations of the Owners Association and other Condominium Disclosure Materials and is not a substitute for a professional review of the condominium documents. The actual condominium documents take precedence over this Summary. This Summary is for informational purposes only, is not guaranteed to be accurate, is not legally binding and should not be relied upon.

1. Condominium Name. The name of the Condominium is River Mill Condominium.
2. Management of Condominium. The Condominium is managed by Meerdink & Associates, Inc. The current mailing address of the Association is: River Mill Condominiums, c/o Meerdink & Associates, Inc., 4351 W. College Ave., Appleton, WI 54914.

The Bylaws of the Association require the annual meeting of the Association to be held on the Wednesday following the first Monday in October each year. More specific information regarding the management of the Condominium is contained in various sections of the Condominium Declaration and the Bylaws of the Association. For more specific information regarding the Association see Section 6 of the Condominium Declaration and the Bylaws of the Association.

3. Parking. Guest parking is permitted in designated parking areas. No commercial vehicle, motor home, recreational vehicle, boat or trailer may be parked outside of the garage. Vehicles are not permitted on patio or grass areas. The term "vehicles" includes motorcycles, bicycles, and snowmobiles. For more specific information regarding parking see Section 4.3 of the Declaration and Section III of the Rules and Regulations of the Association.
4. Pets. The Bylaws of the Association allow the presence of one household pet in any unit or in the common elements weighing less than 20 lbs.; provided that such pet in the common elements shall be on a leash and subject to the Rules and Regulations governing the presence of pets. These Rules and Regulations may be amended by the Board of Directors of the Association from time to time. For more specific information regarding pet see Section VII of the Rules and Regulations of the Association.
5. Rental of Units. The rental of units is permitted. The Condominium Bylaws state that in the event a unit is leased, the lessee shall be deemed the owner only to the extent provided in the lease filed with the Board of Directors of the Association.
6. Special Features and Amenities. The Common Elements of the Condominium include the following recreational facilities: tennis courts, picnic/recreation area, pool and pool area and docks/piers. For more specific information regarding the special features and amenities see Section V of the Rules and Regulations of the Association.

7. Maintenance. The Association is responsible for maintaining all portions of the common elements, including but not limited to: the outside walls of the building containing the units; fixtures on the exterior of the building; roof; boundary walls of the units; floor and ceiling slabs; load bearing columns and load bearing walls; all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the common elements; and all such facilities contained within a unit which service part or parts of the Condominium other than the unit within which contained. The unit owner is required to maintain, repair and replace at his/her expense the patio and all portions of the unit not required to be maintained by the Association, including but not limited to the interior walls, all heating equipment, electrical fixtures, switches and outlets, flowage in all plumbing pipes, and all appliances and fixtures located in the unit. For more specific information regarding the maintenance of the Condominium see Section 10 of the Condominium Declaration.
8. Reserve and Operating Accounts. The budget provides for payment to two funds, one of which shall be designated the "operating fund" and the other the "reserve fund". The operating fund is used for all common expenses which occur with greater than annual frequency. The reserve fund is used for contingencies and replacement expenses. For more specific information regarding the Reserve and Operating Accounts see Article V, subsection 1 of the Bylaws of the Association.
9. Condominium Fees for Unsold Units. There are no units that have not been sold by the Declarant.
10. Expansion. The Declarant no longer has the right to expand the Condominium. For more specific information regarding the expansion of the Condominium see Section 11 of the Condominium Declaration.
11. Alterations to Unit/Limited Common Areas. A unit owner may make any improvements or alterations within the unit that do not impair the structural integrity or lessen the support of any portion of the Condominium. The unit owner may not change the exterior appearance of a unit or of any other portion of the Condominium without the permission of the Board of Directors of the Association. For more specific information regarding alteration to units see Section 14 of the Condominium Declaration and Article VI, Section 1, subsection G of the Bylaws of the Association.
12. Amendments. The Wisconsin Condominium Act allows the unit owners to amend the Declaration of Condominium, Bylaws of the Association and other documents if the appropriate procedures are followed and the appropriate number of votes or consents are obtained. Some of these changes may affect your legal rights and obligations with respect to your condominium unit. For more specific information regarding amendments See Section 17 of the Condominium Declaration and Article VII of the Bylaws of the Association.