

EXECUTIVE SUMMARY

202 Royal Court Condominium Association, Inc.

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. Expansion Plans. Declarant does not intend to expand the condominium.
2. Governance. The condominium association is a nonstock, nonprofit corporation under Chapter 181 of the Wisconsin Statutes. The name of the Condominium is 202 Royal Court Condominium Association, Inc. The Condominium is managed by Meerdink & Associates, Inc. The current mailing address of the Association is: Royal Court Condominiums, c/o Meerdink & Associates, Inc., 4351 W. College Ave., Appleton, WI 54914.
3. Special Amenities. There are no special amenities available to owners, other than those set forth in the condominium plat.
4. 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.
5. 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 the reserve funds to the extent they are available; otherwise, they will be funded from unit owner assessments.
6. Rental of Units. Units may be rented subject to the terms and conditions set forth in paragraph 7.05 of the Condominium Declaration.
7. 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 unit or building. Unit owners do not have the right to enclose any of the limited common elements.
8. Parking. Each unit includes one-half of a two-car garage as shown on the condominium plat.
9. Pets. Pet are allowed as set forth in paragraph 7.09 of the Declaration

10. Reserves. The condominium association does not maintain a statutory reserve account under Section 703.163 of the Wisconsin Statutes for repairs and replacements beyond routine maintenance.
11. Fees on New Units. Declarant's obligation to pay fees on Units not yet sold is set forth in paragraph 6.02 and 6.06 of the Declaration.
12. Amendments. Amendments to the Declaration may be made as set forth in Article XII of the Declaration. Amendments to the Bylaws of the Association may be made as set forth in Article XV of the Bylaws.

Prepared by Meerdink & Associates, Inc.
Current as of October 24, 2007