

EXECUTIVE SUMMARY

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. It is not a substitute for a professional review of the condominium documents.*

Condominium Name: The Forest at Swan Lake Village Condominium.

How is the Condominium Association Managed?

- What is the name of the condominium association: The Forest at Swan Lake Village Condominium.
- What is the association's mailing address? Forest Association, P.O. Box 73, Portage, WI. 53901.
- Whom Should I contact for more information about the condominium and the association?
Board of Directors: Charlie Kirk, President
Tim Preston, Secretary
Jason Youra, Treasurer
- For Specific information about the management of this association, see Association Articles of Incorporation and Bylaws set forth in the Disclosure Materials.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: Depends on the individual transaction.
- 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.
- Are parking spaces assigned to a unit by deed? No.
- What parking is available for visitors? Garage and driveway for unit and limited parking along roadway.
- What are the parking restrictions at this condominium? Parking for unit permitted in garage and driveway.
- For specific information about parking at this condominium, see Article IX of the By-Laws.

May I have any pets at this condominium?

- Yes

- What kinds of pets are allowed? Types are not specified.
- What are some of the major restrictions and limitations on pets? Two pets per unit and when outside must be leashed and pooper-scooper must be used.
- For specific information about the condominium per rules, see Article IX of the By-Laws

May I rent my condominium unit?

- Yes
- What are the major limitations and restrictions on unit rentals? Tenant must comply with all Association rules and regulations.
- For specific information about renting units at this condominium, see Article XI of the By-Laws

Does this condominium have any special amenities and features?

- No
- 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.
- Other information about special amenities: Golf course membership is voluntary. Boat slips are available for rental.

What are my maintenance and repair responsibilities for my unit?

- A unit owner must maintain and repair the Interior and exterior of their unit and maintain the limited common area associated with their unit.
- For specific information about unit maintenance and repairs, see Article VI of the By-Laws.

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

- Common element maintenance, repair and replacement is performed as follows: Units are charged monthly dues by the Association to cover such expenses and the Association handles the common area maintenance, repair, and replacement.
- How are repairs and replacements of the common elements funded? Monthly dues paid by unit owner>
- Limited common element maintenance, repairs and replacement is performed as follows: Each unit owner pays for the maintenance, repair, and replacement for the limited common area associated with his/her unit. See Article XI of the By-Laws.
- How are repairs and replacements of the limited common elements funded? Directly paid by unit owner.
- For specific information about common element maintenance, repairs, and replacements see: Article XII of the By-Laws.

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

- Yes
- Is there a Statutory reserve Account? No.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? Yes, no services are provided by the Association until the developer sells the unit and then services are provided and the new owner pays the fees thereafter, applicable to the unit.
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? No.

Has the declarant (developer) reserved the right to expand this condominium in the future?

- Yes. See the Index to the Disclosure Documents.

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

- Describe the rules, restrictions and procedures for altering a unit: Each unit owner shall have right to decorate and refurbish the unit's interior. See Articles Vi & VIII of the By-Laws
- Describe the rules, restrictions and procedures for enclosing limited common elements: Requires the written approval by the Board of Directors.
- For specific information about unit alterations and limited common element enclosures, see. Articles VIII & IX of the By-Laws.

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 unit.

This Executive Summary was prepared on January 25, 2006 by John R. Miller, attorney for Association. It was revised on 28 May 2013 by the Board of Directors.

The Executive Summary was revised again on 25 June 2021 to reflect current board members.