

## EXECUTIVE SUMMARY

### NORTH SHORE CONDOMINIUM

(Required by § 703.33(1)(h), Wisconsin Statutes)

Pursuant to the requirement of §703.33(1)(h) of the Wisconsin Statutes, this Executive Summary is intended to set forth in clear plain language the following information or location within the Disclosure Materials where the information may be found:

1. Condominium Identification. The name of the condominium is North Shore Condominium.
2. Expansion Plans. This is not an “expandable condominium” as defined under §703.02(9), Wisconsin Statutes, meaning a condominium to which additional property or units or both may be added at some time in the future. The condominium has thirteen (13) units, all are built, and there cannot be any additional units constructed.
3. Governance. The name of the condominium association is North Shore Country Homes Association, Inc.(the “Association”). The Association employs Pfefferle Management to perform various management services as authorized by the Board of Directors of the Association. Lori Marx at Pfefferle Management may be contacted regarding the condominium in general:

Pfefferle Management  
c/o Katie Hanson  
200 East Washington Street  
Appleton, WI 54911  
(920)730-4284 Office  
(920) 560-5035 Cell  
khanson@pfefferle.biz

4. Special Amenities. There are no special amenities, such as an athletic club or golf course, and therefore, no separate obligations of a unit owner to join or support such an amenity. The adjacent North Shore Golf Club, Inc., facility is a separate entity and there are no separate obligations of a unit owner to join or support North Shore Golf Club, Inc. Similarly, North Shore Golf Club, Inc., does not offer any special rates, fees or other benefits to a unit owner.
5. Maintenance and Repair of Units. Each unit owner is responsible for the maintenance, repair and replacement of all improvements constructed within the unit including all electrical, heating, and air conditioning systems serving the unit, and including any ducts, vents, wires, cables, or conduits design or used in connection with such electrical, heating, or air conditioning systems. The “unit” is essentially all of the “space” within the building in which the unit is located bounded by the basement and garage floors, the interior walls (both basement and above grade floors), and the ceilings of the highest levels of each portion of the building.
6. Maintenance, Repair and Replacement of Common Elements. The term “common elements” includes all parts of the condominium property other than the individual units. The Association procures and maintains insurance relating to repair and replacement of the common elements (due

to insurance covered casualty losses) including the entirety of the building structures within which the units are located. Except to the extent that any repair or replacement of common elements is paid by the insurance maintained by the Association, the individual unit owners are responsible for the maintenance, repair, and replacement of:

(a) windows, doors, and garage doors providing access to a particular unit;

(b) exterior gutters and downspouts located upon the building which includes the particular unit; and

(c) and the maintenance of exterior walls of a building, including the siding and brick.

The maintenance and repair of foundations and roofs of the building within which a unit is located is the responsibility of the Association. Maintenance, repairs, or replacements of common elements that are the Association's responsibility are funded from unit owners' assessments and the Association's reserve funds.

Included within the term "common elements" are "limited common elements" which are parts of the condominium property other than the unit and which are reserved for the exclusive use of one or more, but less than all, of the unit owners. The maintenance, repair, and replacement of limited common elements are the responsibility of the unit owner(s) having exclusive use of such limited common elements except to the extent that any repair or replacement is due to a casualty loss covered and paid by the insurance procured and maintained by the Association. Specifically included within the "limited common elements" and the responsibility of the individual unit owners for maintenance, repair, and replacement are the following:

A. All decks, patios, driveways, steps, stoops and sidewalks, if any, as are intended for the private use of the unit owners of the unit to which such improvements are attached, lead directly to or from, or are adjacent thereto;

B. Those landscaped areas including shrubs, bushes, trees, and/or other plantings, and decorative rock or mulch located adjacent to the exterior of a unit;

C. Those landscaped areas including shrubs, bushes, trees, and/or other plantings, and decorative rock or mulch located in the "front yard" of a unit;

D. Any other shrubs, bushes, trees, and/or other plantings which any unit owner (both former or current) planted with the permission of the Association (as distinguished from shrubs, bushes, trees and/or other plantings originally upon the condominium property or planted, at one time or another, by the Association; and

E. Mailboxes.

7. Rental of Units. The rental of units is prohibited.

8. Unit Alterations. No unit owner shall, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes, or improvements to a unit or the building within which it is located, or changes in the exterior

appearance of a building, or any other changes to, or in the exterior appearance of, common or limited common elements.

9. Parking. Each unit includes an attached garage available for such unit's parking. Each unit has a driveway available for parking purposes. Furthermore, there is various additional parking located on public streets adjacent to the condominium. Residents are expected to keep their vehicles inside their garage each night. Garage doors shall be closed as much as possible and always at night. No parking of recreational vehicles or trailers in a driveway is permitted for longer than forty-eight (48) hours.
10. Pets. Household pets may be kept in units in accordance with rules and regulations which may be adopted by the Association regarding the same. Specifically prohibited by rules and regulations is "invisible fencing" on common elements of the condominium.
11. Reserves. The Association maintains reserves for repairs and replacements of common elements beyond routine maintenance. A statutory reserve account under §703.163, Wisconsin Statutes, is not maintained.
- 11m. Fees on New Units. There are no so-called "new units" or related fees thereto. This is a fully constructed and developed condominium and all units have been previously conveyed by the original declarant to a purchasing unit owner.
- 11q. Amendments. A unit owner's rights and responsibilities may be altered by an amendment of either the Declaration of Condominium (by at least three-fourths (3/4) of the total voting interests held by all unit owners) or the Bylaws (by the affirmative vote of unit owners having 67 percent or more of the vote).

Drafted 11/10/2017 (updated 1/31/18) by:  
Attorney Steven P. Krause, Association President