


# 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 (at the  icon), 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.*

Condominium Name: Kings Mountain Condominiums


## How is the condominium association managed?

- ◆ What is the name of the condominium association? Kings Mountain Condominium Association
- ◆ What is the association's mailing address? 1300 School St # 300 Sun Prairie, WI 53590
- ◆ How is the association managed?  By the unit owners (self-managed)  By a management agent or company  By the declarant (developer) or the declarant's management company
- ◆ Whom should I contact for more information about the condominium and the association? Dave Ross / Patti Kitelinger (management agent/company or other available contact person)
- ◆ What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? Dave Ross (218-390-2369) or Patti Kitelinger (608-658-0763)  
1300 School St. #300 Sun Prairie, WI 53590

 For specific information about the management of this association, see refer to Condominium Declaration and Bylaws


## What are the parking arrangements at this condominium?

- ◆ Number of parking spaces assigned to each unit: 1 or 2 How many Outside?      How many Inside? 1 or 2  
 Common element  Limited common element  Included as part of the unit  Separate non-voting units  Depends on individual transaction [check all that apply]
- ◆ Do I have to pay any extra parking fees (include separate maintenance charges, if any)?  No  Yes, in the amount of \$      per       Other (*specify*):
- ◆ Are parking assignments reserved or designated on the plat or in the condominium documents?  
 No  Yes - Where? Condominium Declaration Are parking spaces assigned to a unit by deed?  No  Yes Can parking spaces be transferred between unit owners?  No  Yes
- ◆ What parking is available for visitors? limited private surface lot or street parking
- ◆ What are the parking restrictions at this condominium? see First amendment to Declaration, subsection 2

 For specific information about parking at this condominium, see     


## May I have any pets at this condominium?

- ◆  No  Yes - What kinds of pets are allowed? see Bylaws, Article XI, sub. A/E
- ◆ What are some of the major restrictions and limitations on pets? 1 dog or up to 2 cats in any unit. Total weight of all pets limited to 45 lb.

 For specific information about the condominium pet rules, see see Bylaws, Article XI, sub. A/E

**May I rent my condominium unit?**


- ◆  No  Yes - What are the major limitations and restrictions on unit rentals? All units are owner occupied, Owner may rent his/her unit for up to 12 months to allow owner to re-sell unit. See Declaration, section 17.3

 For specific information about renting units at this condominium, see \_\_\_\_\_

**Does this condominium have any special amenities and features?**


- ◆  No  Yes - What are the major amenities and features? Movie theatre, gathering room with small kitchen area, exercise room

- ◆ 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  Yes - What is the cost? \$ \_\_\_\_\_

 For specific information about special amenities, see Declaration subsection 7 and First amendment

**What are my maintenance and repair responsibilities for my unit?**

- ◆ A Unit Owner must maintain and repair everything inside the unit

 For specific information about unit maintenance and repairs, see Bylaws, Article VIII


**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: based on action taken by Board of Directors for the Association


- ◆ How are repairs and replacements of the common elements funded?  Unit owner assessments  Reserve funds  Both  Other (specify): Monthly Association dues based on annual budget

- ◆ Limited common element maintenance, repairs and replacement is performed as follows: \_\_\_\_\_

- ◆ How are repairs and replacements of the limited common elements funded?  Unit owner assessments  Reserve funds  Both  Other (specify): Monthly Association dues based on annual budget

 For specific information about common element maintenance, repairs and replacements see Declaration, section 16


**Does the condominium association maintain reserve funds for the repair and replacement of the common elements?**  Yes  No **Is there a Statutory Reserve Account (\*see note on page 3\*)?**  Yes  No

 For specific information about this condominium's reserve funds for repairs and replacements, see \_\_\_\_\_

**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?  Not applicable (no developer-owned units)  No  Yes - In what way? \_\_\_\_\_

◆ Are there any special provisions for the payment of assessment fees that apply only during the developer control period?  No  Yes - Describe these provisions: \_\_\_\_\_


 For specific information about condominium fees during the developer control period, see \_\_\_\_\_

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

◆  No  Yes - How many additional units may be added through expansion? 24 units

◆ When does the expansion period end? 9-2-2014

◆ Who will manage the condominium during the expansion period? the Association

 For specific information about condominium expansion plans, see Declaration, section 22


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

◆ Describe the rules, restrictions and procedures for altering a unit: \_\_\_\_\_

Structural alterations, changes, or improvements require written Association consent

◆ Describe the rules, restrictions and procedures for enclosing limited common elements: \_\_\_\_\_

Structural alterations, changes, or improvements require written Association consent

 For specific information about unit alterations and limited common element enclosures, see Declaration, section 12.4

**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.

 For specific information about condominium document amendment procedures and requirements, see Bylaws, Article IX, section 1 and Declaration, section 21

**Other restrictions or features (optional):** \_\_\_\_\_

This Executive Summary was prepared on August 15, 2013 (insert date)  
by Dave Ross & Rick Mealy; Association President/Treasurer (state name and title or position).

**\*Note:** A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.