

Executive Summary
Coachlight Village Condominium Town Homes

Order: QVZ8Y5WHZ
Address: 16252 W Coachlight Dr
Order Date: 01-10-2023
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EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The name of the condominium is Coachlight Village Condominium Town Homes, Inc.
2. EXPANSION PLANS: There are no expansion plans.
3. GOVERNANCE: The name of the condominium is Coachlight Village Condominium Town Homes, Inc., and its address is c/o Ogden & Company, Inc., its managing agent. The individual who may be contacted regarding the condominium in general is Niki Hans, 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6368.
4. SPECIAL AMENITIES: There are no special amenities.
5. MAINTENANCE AND REPAIR OF UNITS: A description of an owners responsibilities for the repair and maintenance of the Owner's Unit is in Article XI, Section 2 of the Declaration (pages 18 through 20) and Article VI Section 6.02 of the By-Laws (page 41).
6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: The contact person respecting the maintenance, repair and replacement of common elements and limited common elements is Daniel Mariusic, c/o Ogden & Company, Inc., 1665 North Water Street, Milwaukee, Wisconsin 53202, phone number (414) 270-6361.
7. Repairs normally are funded from unit owner assessments and replacements from reserve funds.
8. RENTAL OF UNITS: Rental of units is not permitted except as provided in Article V, of Section 1 of the Declaration (pages 8 and 9).
9. UNIT ALTERATIONS: Rules, restrictions or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements is in the Declaration Article XI, Section 3 (page 20) and Article XI Section 4 (pages 20 and 21).
10. PARKING: Parking is subject to Article V Section 2 of the Declaration (page 9) and Article VI Section 6.01 of the By-Laws (page 41).
11. PETS: The rules relating to pets are in Article V, Section 4 (page 10) of the Declaration and Article VI Section 6.04 of the By-Laws (page 42).
12. RESERVES: The association maintains reserves for repairs and replacement of common elements beyond routine maintenance in a statutory reserve account under Wisconsin Statutes Section 703.163.

13. 11m. DECLARANT: The Declarant is no longer involved with Coachlight Village Condominium Town Homes, Inc., and therefore no longer has any rights or obligations with respect to the payment of maintenance fees or the levying or payment of assessments.
14. AMENDMENTS: A unit purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws. The procedure for amending the Declaration is in Article X of the Declaration (page 17) and for amending the By-Laws is in Article VII Section 7.01 of the By-Laws (page 44).