

## **EXECUTIVE SUMMARY**

### **THE HOMES OF MAPLEDALE VILLAGE CONDOMINIUM ASSOCIATION VII**

#### **HOW IS THE CONDOMINIUM ASSOCIATION MANAGED?**

- What is the name of the condominium association? The Homes of Mapledale Village Condo Association VII.
- What is the Association's mailing address? President – Lisa Herrmann – 1521 Willowbrook Ct, Sheboygan, WI 53081; Treasurer – Monica Froh, 1519 Willowbrook Ct, Sheboygan, WI 53081; Secretary – Stacy Mulder, 1528 Willowbrook Ct, Sheboygan, WI 53081 **10/21/23**
- How is the Association managed? By the unit owners, self-managed, administered by a volunteer Board of Directors elected by the unit owners. **10/2023**
- Whom should I contact for more information about the condominium or Association? Stacy Mulder, Association Secretary: (414) 333-4299, stacymulder@yahoo.com
- What is the address, phone number and email for Association management? See information listed above.

#### **WHAT ARE THE PARKING ARRANGEMENTS AT THE CONDOMINIUM?**

- Number of parking spaces assigned to each unit? Attached garage 2, driveway 2; included as part of the unit.
- Do I pay any extra parking fees? No.
- What parking is available for visitors? Roadway, one side parking only.
- What are the parking restrictions? One side parking only, no blocking or restricting of traffic, access to mailboxes, or hindrance to garbage pickup. Also see Declaration, Item 7.C. **5/2020**

#### **MAY I HAVE PETS AT THIS CONDOMINIUM?**

- Yes.
- Pets allowed: one (1) dog, one (1) cat
- What are the restrictions and limitations on pets? See Declaration, Item 7) b.
- See Section 4.04 of Town of Sheboygan Municipal Code regarding licensing of dogs, which is available at the Town of Sheboygan Town Hall. **5/2020**
- See additional rules for dogs attached. **5/2020**
- Damages to the Association's common areas (for example, front and back lawns) by dogs are the responsibility of the owner of the unit where the offending dog(s) reside, and costs for repairs are the sole obligation of that unit owner. **3/29/23**

#### **MAY I RENT MY CONDOMINIUM?**

- Yes.
- What are major limitations and restrictions on unit rentals? Over 30 cumulative days needs Board of Directors approval, in advance, in writing.
- Specific information about renting units at this condominium: See Bylaws, Section 5.07. **5/2020**

**DOES THIS CONDOMINIUM HAVE ANY SPECIAL AMENITIES OR FEATURES?**

- No.

**WHAT ARE MY MAINTENANCE AND REPAIR RESPONSIBILITIES FOR MY UNIT?**

- For specific information about unit maintenance and repair: See Declaration, Item 11.

**WHO IS RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING COMMON ELEMENTS AND LIMITED COMMON ELEMENTS?**

- Common element maintenance, repair, and replacement is performed as follows: Condo Association VII.
- How are repairs and replacements of the common elements funded - unit owner assessments, reserve funds or both? Both, also see Declaration, Item 4.
- Limited common element maintenance, repairs, and replacement. See Declaration, Item 5.
- How are repairs and replacements of the limited common elements funded - unit owner assessments, reserve funds, or both? Both; see Declaration, Item 14.
- Effective January 1, 2025, association dues are set at \$200 per month (\$2,400 per year), payable by the first of the month. Per Bylaws, Section 5.08, a \$5.00 late fee will be assessed to any property owner that has not paid their monthly dues prior to the 5<sup>th</sup> of each month. ***If possible, please pay dues quarterly or annually to reduce treasurer's workload. 1/2022***
- There will be special assessments and Association fee increases as needed from time to time as decided by the Board of Directors. **5/2020**

**DOES THE CONDOMINIUM ASSOCIATION MAINTAIN RESERVE FUNDS FOR THE REPAIR AND REPLACEMENT OF THE COMMON ELEMENTS?**

- Yes.

**IS THERE A STATUTORY RESERVE ACCOUNT?**

- Yes.

**HAS THE DECLARANT (developer) RESERVED THE RIGHT TO EXPAND THIS CONDOMINIUM IN THE FUTURE?**

- No.

**MAY I ALTER MY UNIT OR ENCLOSE ANY LIMITED COMMON ELEMENTS?**

- No.

**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, By-Laws, 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 Declaration, Item 18 and By-laws, Article IX. **5/2020**

**DOES MAPLEDALE VII CHARGE A DISCLOSURE MATERIALS FEE? 5/2021** Yes. Hard copy disclosure materials will be provided at actual cost not to exceed \$50.00. Electronic disclosure materials will be provided free of charge.

**DOES MAPLEDALE VII CHARGE A FEE FOR PROVIDING A PAYOFF STATEMENT? 5/2020**

- No.

**IS MAPLEDALE VII AN AGE-RESTRICTED COMMUNITY? 5/2020**

- NO.
- Note that condo owners have similar responsibilities as other homeowners, such as making sure you are properly insured outside of the Association's blanket policy, making decisions about your own safety, health and wellbeing, and whether or not Mapledale VII is a good fit for you as a place to live.
- Note that the Declaration states that the Association will be responsible for snow removal, landscaping, and grass cutting of its common and limited common areas, a blanket insurance policy not including the interiors of the units, and maintenance of the exteriors of the buildings.
- Note that our snow removal contractor has cautioned that plowing and application of deicers may not clear our properties to the bare pavement, and that slippery conditions may prevail after snow removal and/or application of deicers.
- Note that areas of land around the decks in the backs of the condo units and in front of the front porch railings of the condo units are provided for each unit owner to plant. These areas are the unit owner's to enjoy and maintain.

## **RESPONSIBILITIES 11/2020**

The Board of Directors will do its best to make Mapledale VII a great place to live, taking input from all its Association members, in writing, using the Board Contact Form. The Board will make the best decisions it can to benefit the whole group's best interests within the budget parameters acceptable to the majority of unit owners. When an issue requires a decision by the unit owners as a whole, the Board will take it to one of our semi-annual owners' meetings, present the facts, and take it to a vote. **NOTE: AS A UNIT OWNER, IT IS YOUR PERSONAL RESPONSIBILITY TO CAREFULLY READ AND FOLLOW THE ASSOCIATION'S CURRENT DECLARATION, BYLAWS, AND RULES, AND IN YOUR BEST INTERESTS TO REGULARLY ATTEND OWNERS' MEETINGS.**

This Executive Summary was originally prepared by Don Otte, Past-President, Mapledale Condo Association VII, June 6, 2010. It has been periodically updated to include names and contact info of new condo board officers, pertinent information and changes required by State of Wisconsin statutes. **05/2020**

This Executive Summary highlights some of the information prospective condominium buyers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a condominium unit. The above sections briefly summarize pertinent information by answering the questions asked and/or directing prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail. However, this Executive Summary is not intended to replace the buyer's review of The Homes of Mapledale Village Condominium Association VII Declaration and By-Laws and other condominium disclosure materials; nor is it a substitute for a professional review of the condominium documents. **05/2020**