

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: Heathers Park Owners Association

How is the condominium association managed?

- What is the name of the condominium association? Heathers Park Owners Association
What is the association's mailing address? PO Box 241171 Milwaukee, WI 53224-9028
How is the association managed? [X] 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? Attorney Gerald Mayhew 414-224-1000 (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? Tamara Jefferson, President 414-350-2258
Jacki Jones, Treasurer 414-354-5446
Takesha Davis, Secretary 414-399-4832

[] For specific information about the management of this association, see By-Laws; Rules, Regulations And Guidelines

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 1 How many Outside? 1 How many Inside? 0
[] 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)? [X] No [] Yes, in the amount of \$ per [] Other (specify):
Are parking assignments reserved or designated on the plat or in the condominium documents? [] No [X] Yes - Where? Parking spots are labeled on the ground. Are parking spaces assigned to a unit by deed? [X] No [] Yes Can parking spaces be transferred between unit owners? [X] No [] Yes
What parking is available for visitors? None visitors must use street parking
What are the parking restrictions at this condominium? See: Rules, Regulations and Guidelines SECTION VI (A) Pages 1 + 2

[] For specific information about parking at this condominium, see SAME AS ABOVE

May I have any pets at this condominium?

- [] No [X] Yes - What kinds of pets are allowed? See: Rules, Regulations And Guidelines SECT VI (c) pg 3
What are some of the major restrictions and limitations on pets? NO Pit Bulls, Rottweilers or dogs w/ aggressive nature; NO DOGS whose adult weight exceeds 15 pounds

[] For specific information about the condominium pet rules, see SAME AS ABOVE

May I rent my condominium unit?

- No Yes - What are the major limitations and restrictions on unit rentals? Sec: Rules, Regulations And Guidelines Section VI (P) page 11

For specific information about renting units at this condominium, see SAME AS ABOVE

Does this condominium have any special amenities and features?

- No Yes - What are the major amenities and features? _____

- 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 N/A

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair The association is responsible for the repairs and replacement of its common areas. The owner of the unit is responsible for the repair and replacement of the interior, maintenance, utilities and sump pumps. (As a rule: owners responsibility is from the drywall in)

For specific information about unit maintenance and repairs, see Rules, Regulations and Guidelines Section VI (J) page 7-8

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: By the association

- How are repairs and replacements of the common elements funded? Unit owner assessments Reserve funds Both Other (specify): _____

- Limited common element maintenance, repairs and replacement is performed as follows: By the unit owner and resident appurtenant to his or her unit see sect. VI (G) page 6 Rules, Regulations And Guidelines

- How are repairs and replacements of the limited common elements funded? Unit owner assessments Reserve funds Both Other (specify): _____

For specific information about common element maintenance, repairs and replacements see Rules, Regulations And Guidelines sect. VI (G) page 6

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: N/A

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? N/A units

◆ When does the expansion period end? _____

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

For specific information about condominium expansion plans, see N/A

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

◆ Describe the rules, restrictions and procedures for altering a unit: NO

Rules, Regulations And Guidelines sect VI (k) page 8

◆ Describe the rules, restrictions and procedures for enclosing limited common elements: same as above

For specific information about unit alterations and limited common element enclosures, see same as above

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 Association By-Laws

Other restrictions or features (optional): _____

This Executive Summary was prepared on August 27, 2013 (insert date)
by Tamara Jefferson, President (state name and title or position)
Samarah Jefferson

*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.

NOT OFFICIAL - FOR PREVIEW ONLY

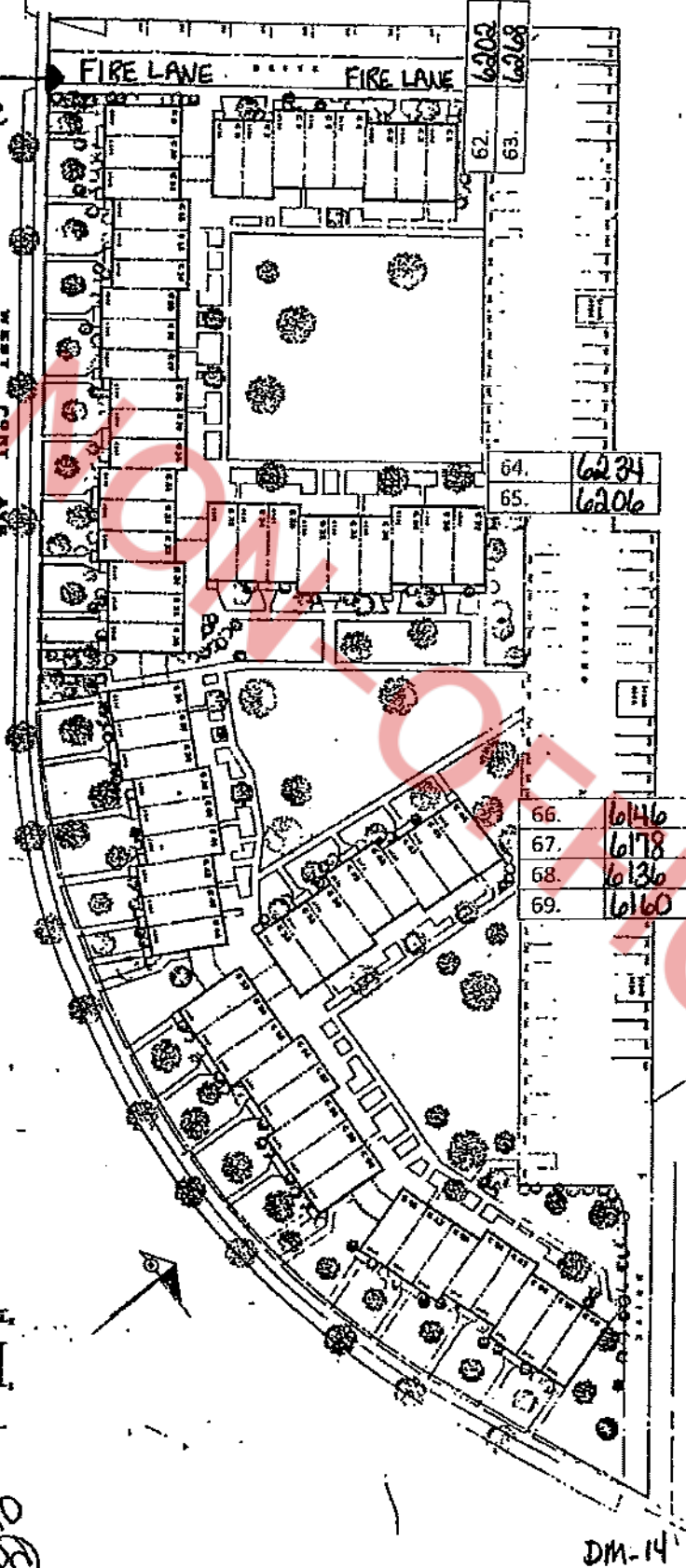
1.	2.	3.	4.	5.	6.	7.	8.	9.
62262	62264	62266	62272	62276	62278	62280	62282	62284

Do NOT
Park In The
Fire Lane!!
Violators
Will Be
Ticketed
AND
Possibly
Towed!!

HEATHERS
PARK

EXHIBIT B-1

11-11-10
①



66.	6146
67.	6178
68.	6136
69.	6160

Assigned Parking Spaces

10.	6258
11.	6256
12.	6254
13.	6288
14.	6216
15.	6274
16.	6282
17.	6252
18.	6250
19.	6230
20.	6162
21.	6238
22.	6236
23.	6248
24.	6176
25.	6270
26.	6286
27.	6232
28.	6210
29.	6240
30.	6242
31.	6246
32.	6244
33.	6214
34.	6210
35.	6228
36.	6222
37.	6224
38.	6230
39.	6164
40.	6212
41.	6170
42.	6172
43.	6204
44.	6218
45.	6208
46.	6168
47.	6138
48.	6158
49.	6150
50.	6148
51.	6156
52.	6152
53.	6142
54.	6166
55.	6236
56.	6174
57.	6154
58.	6144
59.	6132
60.	6140
61.	6134

DM-14

NO

HEATHERS PARK

EXHIBIT B-1



- 6-A=(6154) 7-A=(6131) 8-A=(6174) 9-A=(6168) 11-A=(6170) 10-A=(6230) 15-A=(6232) 16-A=(6226) 17-A=(6202)
- 6-B=(6152) 7-B=(6140) 8-B=(6236) 9-B=(6208) 11-B=(6212) 10-B=(6224) 15-B=(6286) 16-B=(6238) 17-B=(6274)
- 6-C=(6156) 7-C=(6132) 8-C=(6166) 9-C=(6218) 11-C=(6216) 10-C=(6222) 15-C=(6270) 16-C=(6162) 17-C=(6216)
- 7-D=(6144) 8-D=(6142) 9-D=(6204) 11-D=(6218) 10-D=(6228) 15-D=(6176) 16-D=(6220) 17-D=(6288)

11-110