

# NOT OFFICIAL - FOR PREVIEW ONLY

## EXECUTIVE SUMMARY

### Wisconsin Tower Condominium Association, LTD.

Pursuant to Section 703.33(l)(h) Wisconsin Statutes, provided below is the Executive Summary setting forth the following information:

1. Condominium Identification: The name of the Condominium is Wisconsin Tower Condominium.
2. Expansion Plans: The Declarant has no plan to expand the Condominium.
3. Governance: The Condominium address is 606 W. Wisconsin Avenue, Milwaukee, WI 53203. The Condominium Association shall be governed by its Owners, but managed by Siegel- Gallagher Management Company. The contact information is as follows:

Siegel- Gallagher Management Company  
252 East Highland Avenue  
Milwaukee, WI 53202  
414.270.4100  
414.225.9070 fax  
[www.sg-re.com](http://www.sg-re.com)

4. Special Amenities: Wisconsin Tower Condominium has a roof top dog walk and picnic area on the sixth floor, a community room, an exercise room, two guest suites, storage lockers for rent to unit owners and a business office suite for rent, all on the second floor.
5. Maintenance and Repair of Units: The obligations of a unit owner to maintain and repair his, her, or its unit are set forth at Section 11.1 of the Declaration and Section 7.1 of the Association Bylaws.
6. Maintenance, Repair and Replacement of Common Elements: Except as provided below and in Section 18.5 of the Declaration, the Association shall be responsible for the maintenance, repair and replacement of the common elements (including the limited common elements) as set forth in Section 11.2 of the Declaration. The unit owner shall be responsible to keep the limited common elements appurtenant to the unit in a good, clean, sanitary and attractive condition and shall be responsible for any general maintenance required to keep the limited common elements in such condition as set forth in Section 11.3 of the Declaration. Repairs or replacements will be funded from assessments and/or reserve funds.
7. Rental of Units: The restrictions upon unit owners in renting their units are set forth in Section 8.1(b) of the Association Bylaws.
8. Unit Alterations: Subject to Section 18.5 of the Declaration, a unit owner may not, without first obtaining the written consent of the Association, make or permit to be made, any structural changes to a unit, or make or install any improvements or equipment which may affect other units or their owners or perform or allow to be performed any act or work which will impair the structural soundness or integrity of the building or units or the safety of the property or impair any easement or property right, as more fully set forth in Section 11.4 of the Declaration. The Association may specify the type, color and quality of materials used in replacing, repairing or maintaining external fixtures such as entry doors, lighting fixtures and other items, as more fully set forth in Section 11.1 of the Declaration. Each unit owner shall keep the limited common elements appurtenant to the unit in a good, clean, sanitary and attractive condition and shall be responsible for any regular maintenance required to keep the limited common elements in such condition, as more fully set forth in Section 11.3 of the Declaration and Section 7.3 of the Bylaws of the Association.

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9. **Parking:** Parking will be available on the lowest two (2) below ground levels of the building and will be assigned as limited common elements appurtenant to the units by deed at the initial conveyance of the units or subsequently by assignment from Declarant. The limited common element parking spaces will be available to purchasers in the locations designated upon the Condominium Plat and in the number and at the location agreed upon by agreement between the Declarant and the unit purchaser and as reflected in the initial deed to the unit or subsequently by assignment from Declarant. Rules and regulations regarding parking are set forth in Section 8.1(c) of the Bylaws of the Association.

10. **Pets:** Domesticated dogs(s) and or cat(s) may be kept as household pets by Unit Owners. The rules and regulations relating to pets are set forth in Section 8.1(d) of the Bylaws of the Association.

11. **Reserves:** The Association maintains a reserve fund as provided in Section 6.4 of the Bylaws of the Association. A statutory reserve account under Section 703.163 of the Wisconsin Condominium Ownership Act is not maintained.

12. **Fees on New Units:** Declarant shall not be required to pay monthly common expenses or reserve funds until six (6) months after a unit has been issued a certificate of occupancy from the applicable municipality. However, during such time, Declarant shall be responsible for paying any deficiency in operating expenses of the Association which are not covered by the assessments paid by unit owners pursuant to the annual budget, as more fully set forth in Section 6.6 of the Bylaws of the Association.

13. **Amendments:** The rights and remedies of a unit owner may be altered by amendments to the Declaration and Association Bylaws. Except as otherwise provided in the Wisconsin Condominium Ownership Act, the Declaration may be amended as provided in Section 703.09(2) of the Wisconsin Condominium Ownership Act only with the written consent of unit owners with not less than two-thirds (2/3) of the aggregate number of votes in the Association, such unit owner's consent not to be effective unless it is approved by the first mortgagee of the unit, or the holder of an equivalent security interest holder, if any, or as provided in Section 703.093 of the Wisconsin Condominium Ownership Act with written consent of unit owners with at least two-thirds (2/3) of the aggregate number of votes in the Association, such unit owners' consent not to be effective

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