

ASSOCIATION INFORMATION

Heritage Green Paired Homes Homeowners' Association, Inc.

1. CONDIMINUM IDENTIFICATION

Condominium Name:

Heritage Green Paired Homes Homeowners' Association, Inc.

This Property Is Also Located In:

Heritage Green of Hudson Community Association, Inc.

2. EXPANSION PLANS

A description of the declarant's expansion plan for the condominium and deadline for implementation and the identity of the condominium management during the expansion period:

The association will not expand beyond what is already planned for building.

3. GOVERNANCE

Name of Common Interest Community:

Heritage Green Paired Homes Homeowners' Association, Inc.

Address of Association:

Hudson, Wisconsin

Management Agent/Company:

MJF and Associates, Inc.

Contact Information:

matt@mjfandassociates.net

4. SPECIAL AMENITIES

The condominium does NOT have any special amenities which require members to make additional or separate payments.

5. MAINTENANCE AND REPAIR OF UNITS

A description of the owner's responsibilities for the repair and maintenance of the unit.

Owners are responsible for all Interior repairs as well as those deemed Limited Common Elements in the declaration.

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS

The identity of the person responsible for the maintenance, repair and replacement of common elements and limited common elements and whether repairs or replacements will be funded unit owner assessments, reserve funds or both.

The Board of Directors

7. RENTAL OF UNITS

Is renting/leasing permitted? If so, what restrictions exist?

Yes, renting is permitted with some restrictions such as no hotel-like rentals, must rent the entire unit.

Please see full restrictions in Declaration.

8. UNIT ALTERATIONS

A description of any rules, restrictions, or procedures governing a unit owner's authority to alter the unit or use or enclose limited common elements:

All changes to the exterior must be approved by the Architectural review committee.

9. PARKING

A description of the availability, restrictions, and costs of parking.

Parking is available in the driveways and the garages. Some street parking is available as the City allows. Guest parking spaces are throughout the association.

10. PETS

Are pets permitted? If so, are there any restrictions?

Regular domestic pets are allowed.

11. RESERVES

Whether the association maintains reserves for repairs and replacement of common elements beyond routine maintenance and. If so, whether a statutory reserve account under s. 703.163 is maintained and the amount of the reserve balance:

See monthly financial information.

12. FEES ON NEW UNITS

How are condominium fees for on the developer's new units that have not been sold to a purchaser?

Pro-rated.

13. AMENDMENTS

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 regarding your condominium unit.

True. All changes to the governing documents are sent to the homeowners.

14. OTHER RESTRICTIONS OR FEATURES

At the option of the declarant or association, a description of other restriction or features of the condominium:

None

15. FIRST RIGHT OF PURCHASE

Whether the association has first right to purchase unit:

No first right of refusal.