

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

REAL ESTATE CONDITION REPORT

Page 1 of 6

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 6195 Walnut Ln 65
IN THE _____ city _____
(CITY) (VILLAGE) (TOWN) OF Cudahy, COUNTY OF _____
Milwaukee STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF september (MONTH) 23 (DAY), 2025 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | ☐ | ☒ | ☐ |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | ☐ | ☒ | ☐ |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | ☐ | ☒ | ☐ |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | ☐ | ☒ | ☐ |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | ☐ | ☒ | ☐ |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | ☐ | ☒ | ☐ |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | ☐ | ☒ | ☐ |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | ☐ | ☒ | ☐ |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | ☐ | ☒ | ☐ |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property?
<i>Such items may include reverse osmosis systems, iron filters, or other filters.</i> | ☐ | ☒ | ☐ |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | ☐ | ☒ | ☐ |
| B12. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | ☐ | ☒ | ☐ |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific | ☐ | ☒ | ☐ |

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☒ | ☐ |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | ☐ | ☒ | ☐ |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☒ | ☐ |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| C8. Explanation of "yes" responses _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | ☐ | ☒ | ☐ |
| D2. Are you aware of a joint well serving the property? | ☐ | ☒ | ☐ |
| D3. Are you aware of a defect related to a joint well serving the property? | ☐ | ☒ | ☐ |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☒ | ☐ |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☒ | ☐ |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☒ | ☐ |
| D9. Are you aware of defects in an "LP" tank on the property? | ☐ | ☒ | ☐ |
| D10. Explanation of "yes" responses _____ | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | ☐ | ☒ | ☐ |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | ☐ | ☒ | ☐ |
| E3. Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | ☐ | ☒ | ☐ |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | ☐ | ☒ | ☐ |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | ☐ | ☒ | ☐ |
| E8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? | ☒ | ☐ | ☐ |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☒ | ☐ | ☐ |
| F3. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | ☐ | ☒ | ☐ |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| F7. Are you aware of restrictive covenants or deed restrictions on the property? | ☐ | ☒ | ☐ |
| F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | ☐ | ☒ | ☐ |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/use-assmnt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☐ | ☐ |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☒ | ☐ |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☒ | ☐ |
| F15. Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☒ | ☐ |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☒ | ☐ |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☒ | ☐ |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wisconsin.org/burial-information). | ☐ | ☒ | ☐ |
| F21. Explanation of "yes" responses | | | |

F1) F2) Property is part of condo Association
Common Clubhouse and grass areas

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☒ | ☐ | ☐ |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☒ | ☐ |
| G2a. Does the property currently have internet service? If so, who is your provider? <u>Spectrum</u> | ☒ | ☐ | ☐ |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station? | ☐ | ☒ | ☐ |
| G2c. Is the system or station affixed to the property? Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | ☐ | ☒ | ☒ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |

- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.
- G6. The owner has owned the property for _____ years.
- G7. The owner has lived in the property for _____ years.
- G8. Explanation of "yes" responses Insurance claim for repairs made after a pipe leak in upper level bathroom. Completely repaired and inspected.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Marie E. Bork Date 9-23-25

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Information appearing in *italics* is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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WALNUT RIDGE RULES AND REGULATIONS, ATTACHMENT TO BYLAWS

UPDATED AND EFFECTIVE March 1, 2024

ASSESSMENT COLLECTION:

1. The regular monthly assessments are due on the first day of each month.
2. Special assessments, as may be levied from time to time by the Board, and/or any installment thereof, shall be due on or before the date or dates stated in the Board's notice to the Unit Owners informing them of the special assessment.
3. Any fines, penalties, or other charges assessed against a Unit Owner shall be due on or before the date or dates stated in the Board's notice to the Unit Owners informing them of the fines, penalties, or other charges.
4. All payments received will be applied to the oldest amounts due on record—first to any late fees, interest, attorneys' fees and costs, and then to the assessment or fine balance. Payments tendered for current amounts due will not be accepted by the Association if the instrument of payment is drafted with a future date (i.e., a postdated check).
5. The actual date of the Association's receipt of a payment, as reflected on the ledger of the Association, shall control as to the date that payment was made.
6. In the event a Unit Owner ever submits a payment which is thereafter returned for any reason (e.g. insufficient funds or account closed), the Unit Owner shall be automatically assessed \$50.00, or the actual costs incurred by the Association as a result of the return of a unit owner's payment, whichever is greater.
7. No statement of "payment in full," "accord and satisfaction," or other similar notation on or accompanying any payment shall be binding on the Association, unless the statement is written in "red," the check or payment instrument is mailed to the attention of the Board of Directors and the reduced payment amount is accepted by motion of the Board of Directors. However, if the Unit Owner has knowledge that the account has been referred to legal counsel for collection, then the payment must be mailed to the Association's attorney pursuant to paragraph 11 below.
8. A late fee of \$35.00 shall be assessed against a Unit owner for any payment not received by the Association by the fifth (5th) day after its due date. This late fee assessment shall be made upon each failure by the Unit Owner to remit good and timely payment of any assessment or installment

**Village Homes at Walnut Ridge
6255 Walnut Lane
Cudahy, WI 53110**

thereof. In addition, unpaid assessments will incur interest at a rate of 1.5% per month (18% per annum) until paid.

9. The basic collection system of the Board shall be as follows:
 - a. At 15 days past due, a board member or the property manager may call the delinquent owner;
 - b. At 30 days past due, a past due notice may be sent;
 - c. At 45 days past due, a second past due notice may be sent; and
 - d. At 60 days past due, the matter may be referred to the attorney for collection.
10. An administrative fee of \$100.00 shall be assessed against a Unit Owner when a matter is turned over to the Association's attorneys for collection. The Unit Owner is responsible for all costs and actual attorneys' fees incurred by the Association in connection with collecting the Unit Owner's past due balance.
11. Once a Unit Owner is notified or becomes aware that its account has been referred to legal counsel, then all future payments, until the account is current, must be submitted to such legal counsel for proper application of same, unless the Association's attorney directs the Unit Owner in writing to pay in some other manner. Unit Owners in collection will not receive further statements from the Association's property manager, and their online access to their account balance will be suspended until their account is brought current.

If the fine/association dues are not paid by the 30th of that same month in which they are assessed, your clubhouse privileges will be revoked.

PARKING:

The board has adopted these guidelines for parking:

- Homeowners and/or their tenants may NOT park in visitor parking or in front of garages.
- Homeowners may reserve a visitor parking space for temporary (not to exceed 7 days) use with permission and a visitor permit received from the board. Extensions may be requested for approval by the board
- Homeowners and/or their tenants may NOT park in a numbered parking space unless it is the Homeowners or their guests assigned space given by the board or deeded at the time of purchase

**Village Homes at Walnut Ridge
6255 Walnut Lane
Cudahy, WI 53110**

- Homeowners and/or their tenants may park in the visitor spaces in front of the clubhouse while using the clubhouse only.
- Only licensed automobiles, no non-motorized vehicles, campers or trailers.

Additional parking spaces may be purchased for \$30.00 per month

ANIMALS:

The board has set new ruling regarding animals:

- Each unit shall be limited to two animals, dogs weighing above 50lbs can only reside in lower units are not allowed in upper units; upper unit max total weight for animals is 50lbs, no exceptions! Per the City of Cudahy city code section 12:26 (4) all dogs over five months of age shall have a rabies inoculation and be licensed per the City of Cudahy City Code
- No owner or keeper shall knowingly keep or harbor any vicious, wild, exotic, non-domesticated, or dangerous animals. The word "vicious" shall mean any animal that may suddenly assault a person or another animal while he, she or it is peacefully on the public streets, association property, or while lawfully on the premises of the owner or keeper of such an animal or in reference to the city code 12:25 (2).
- No owner or keeper of any dog shall permit the dog to run at large on the association property. A dog shall be deemed to be at large unless carried or is attached to a leash not more than ten feet in length, and the leash must be of sufficient strength to restrain the dog. The leash shall be held by a person physically able to control the dog and prevent it from annoying or worrying pedestrians or other animals
- No person shall harbor or permit to remain on his/her premises any dog that habitually howls, yelps or barks excessively. Two residents, living in separate units, shall verify such action.
- No person in the immediate control of any dog shall permit fecal matter that is deposited to remain on the association property, it shall be immediately removed and shall be the sole responsibility of the person in control of said dog.
- No animal is to be left outside unattended.
- Any violations of the above animal rules are subject to the enforcement policy below. In addition, the association can request the animal or pets be permanently removed from the property upon multiple, continuing, and/or flagrant violations, or following an attack by an animal.

**Village Homes at Walnut Ridge
6255 Walnut Lane
Cudahy, WI 53110**

HOLIDAY DECORATIONS:

All holidays EXCLUDING Christmas, decorations can be up 14 days prior to and must be taken down within 14 days after the holiday. For Christmas, decorations can go up Thanksgiving weekend and must be taken down no later than January 10th of any year.

TRASH REMOVAL:

All trash must be properly bagged and deposited inside your garbage containers. All recyclable material must be properly deposited in your recycling can. All trash and recycling containers must be kept in the unit garage at all times other than scheduled pick-up days

SATELLITE DISHES AND ANTENNAS:

The following rule applies to any owner who installs a satellite dish, C.B., television, or other antenna. The rule does not apply to the extent that it conflicts with applicable law:

Owners must notify the Board in advance of installing a satellite dish or antenna.

No satellite dishes or antennas may be placed in the common area.

In the event that adequate reception quality cannot be achieved by installation on the unit's porch/deck, application may be made to the Board of Directors with a proposed alternative placement for the Board's review.

Satellite dishes shall be professionally installed, and may not be larger than 3 feet in diameter. Wiring for the dish must be installed through the unit and may not penetrate the buildings' masonry exterior. All wires must go through part of the "unit" as defined in Association Documents (windows, doors, door frames, etc.).

Satellite dish and wiring must be removed upon termination of service or sale of the unit, whichever occurs first, and any common or limited common area affected during removal must be returned to its original condition at owners' expense within 30 days after removal. If the seller does not pay for the expense, the buyer (new unit owner) will be responsible for the cost.

MISCELLANEOUS:

- Keep your garage door closed when not in use.
- Do not attach anything to the outside of the building without prior consent from the board.
- Do not dig up or plant in the common or limited common areas without prior consent from the board.

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- No grilling on the second floor balconies. If you want to grill, please grill 10 feet away from the building. All grills should have covers and be properly extinguished after use and completely cooled before storing; this is a state and city ordinance.
- Please be considerate of others regarding noise, animals, guests, etc.
- All storm/screen doors or replacement windows need to be in compliance with the Association requirements. For details please reach out to your property manager.
- No bird feeders, do NOT feed the wildlife
- Whether your unit is occupied or not, the heat should be set no lower than 65 degrees during the winter months to avoid any freezing pipes. The water heater in the water heater closet should be left on also at 65 degrees, do NOT shut it off when you're gone!
- Be sure the baseboard heater is on in the foyer or water heater closet and set to at least medium in the winter to prevent the water pipes located in the ceiling from freezing.
- No signs, including but not limited to signs advertising sale or rental of units, shall be allowed in the common elements, limited common elements or units except as specifically authorized by the board of directors. Notwithstanding the foregoing, signs that support or oppose a candidate for public office or referendum question may be displayed to public view from a unit as long as the sign is no more than 24 inches by 24 inches in size, is placed no more than 60 days prior to the pertinent election or vote, and is removed within 7 days of the pertinent election or vote.
- Unit owners shall not place any furniture or other personal property in the common elements unless permitted by the board of directors.

SAFETY:

- Each unit has fire pull station which is connected to the building system. Each building is separate, they are not connected to the fire department. If you have a fire, pull your alarm, evacuate the building and call 911. The fire department will respond ONLY if they're called.
- Each homeowner and/or tenant is responsible for maintaining their smoke detectors. Smoke detectors are hard wired with a battery backup. Batteries need to be changed at least annually.
- Each unit must have a properly operating Carbon Monoxide detector and must be maintained by the homeowner and/or tenant.

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ENFORCEMENT AND GRIEVANCE PROCEDURE:

1. The following is a schedule of the fines that will be imposed for non-compliance with the law, the Declaration, Bylaws, rules, regulations, covenants, conditions or restrictions (herein collectively "Condominium Documents"):
 - a. **A WRITTEN WARNING for a Unit Owner or resident's first violation** of the Condominium Documents. In addition, a member of the Board may attempt to contact the offending party to explain the violation and the need that all residents and Unit Owners comply with the Condominium Documents.
 - b. **FIFTY DOLLARS (\$50.00)** shall be assessed against a resident or Unit Owner for a second violation of the Condominium Documents (or for the violation that remains after the Unit Owner has received the warning letter discussed in 1.a). The second violation does not need to be the same violation as the first violation in order for the \$50 fine to be assessed.
 - c. **ONE HUNDRED DOLLARS (\$100.00)** shall be assessed against a resident or Unit Owner for each successive violation of the Condominium Documents.
 - d. Notwithstanding paragraphs (a-c) immediately above, **FIVE HUNDRED DOLLARS (\$500.00) shall be assessed for each violation** of the Condominium Documents, when in the sole opinion of the Board of Directors the violation meets one or more of the following criteria:
 - i. The violation is in direct defiance of a previous mandate from the Board of Directors.
 - ii. The violation was malicious in its intent.
 - iii. The violation is evidence of a pattern of the resident's or Unit Owner's non-compliance with the Condominium Documents.
 - iv. The violation is of such a nature that the violation cannot be corrected and/or that direct monetary restitution cannot be determined. *(e.g. if alterations are made that cannot be restored to their original state.)*
2. Each day that a violation exists shall be a new violation subject to fine at the discretion of the Board.

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3. **Attorney Fees**

- a. The Board may also assess a Unit Owner who has violated the Condominium Documents for the actual attorney fees incurred associated with reviewing the facts and Condominium Documents and advising the Board.
- b. In the event that the Association retains an attorney to collect any funds due, enforce any rule within its governing documents, bring any claim against a Unit Owner or defend any claim or allegation by a Unit Owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the Unit Owner all of its costs and expenses, including reasonable attorney fees. In the event that the Association retains an attorney to represent the Association's interest in a suit filed by the Unit Owner's mortgage company in which the Association is a named defendant, the Association shall be entitled to collect from the Unit Owner all of its costs and expenses, including reasonable attorney fees. **This Rule does not apply to owners' fair housing complaints, neither State nor Federal.**

4. Any Unit Owner or resident who has been accused of violating the Condominium Documents or been fined may demand that the matter be heard by a Grievance Committee. Such demand must be in writing and provided to the Board of Directors within 14 calendar days of the notice of the violation or fine. If no demand is made within 14 calendar days, then the finding of a violation and/or fine shall be final and binding. If a demand is timely made, the matter shall be submitted to the Grievance Committee within seven (7) days.

5. **GRIEVANCE COMMITTEE RULES AND PROCEDURES:**

- a. The Grievance Committee shall consist of three (3) members at large of the Association who are chosen by the Board. The members at large shall not be officers or members of the Board of Directors of the Association.
- b. The Grievance Committee may either be a standing committee, with each member serving for one (1) year, or the committee may be *ad hoc* and appointed on an as-needed basis by the Board of Directors.
- c. For any grievance hearing, a majority vote of the Committee will determine the action and decisions of the Committee.
- d. Members serving on any Grievance Committee must not be directly involved in the specific dispute at hand.

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- e. Upon receipt by the Grievance Committee of a grievance, the matter shall proceed as follows:
 - i. A letter shall be sent by certified mail, return receipt requested, informing all parties:
 - 1. Of the time, place and date of a hearing before the Grievance Committee.
 - 2. Of the right to counsel.
 - 3. That evidence shall be received and a record made whether or not the party complained against attends.
 - ii. The hearing shall be divided into two (2) sections:
 - 1. The hearing.
 - 2. The determination and decision.
 - iii. The Hearing Section shall be open to only the Grievance Committee, the parties involved, their attorneys and witnesses.
 - iv. The Determination and Decision Section of the meeting shall be open only to the Grievance Committee, and possibly the attorney for the Association if so requested by the Grievance Committee. The decision will be rendered in writing to all concerned parties within five (5) business days of the hearing.
 - v. If the complainant, or their representative, fails to appear at the hearing without a valid excuse acceptable by the Grievance Committee, the grievance shall be dismissed without prejudice and reasonable and necessary costs incurred by the responding party assessed against the complaining party.
 - vi. If the alleged offender fails to appear, the complainant must prove his/her grievance and no presumption shall be made against the alleged offender for non-appearance.
 - vii. The burden of proof shall be on the complainant to prove the grievance by a preponderance of the evidence.
- f. The decision of the Grievance Committee is final and binding. There shall be no appeal of the decision absent evidence that:
 - i. The award was procured by corruption, fraud or undue means.

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- ii. There was evident partiality or corruption on the part of the Grievance Committee, or any of them.
- iii. The members of the Grievance Committee were guilty of misconduct in refusing to postpone the hearing, upon sufficient cause shown, or in refusing to hear evidence pertinent and material to the controversy; or of any other misbehavior by which the rights of any party have been prejudiced.
- iv. The Grievance Committee exceeded its powers, or so imperfectly executed them that a mutual, final and definite award upon the subject matter submitted was not made.

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Walnut Ridge HOA Maintenance Responsibility Checklist			
H = Homeowner A = Association			
Item	Maintain	Repair	Replace
Air Conditioners	H	H	H
Added Modifications to Unit	H	H	H
Appliances	H	H	H
Bathtub/Shower	H	H	H
Cabinets In All Rooms	H	H	H
Chimneys	H	H	H
Balcony (when approved by BOD)	A	A	A
Exterior Doors	H	H	H
Interior Doors	H	H	H
Driveways	A	A	A
Drywall Repairs	H	H	H
Floor Coverings	H	H	H
Furnance	H	H	H
Garage Doors	H	H	H
Garage Doors Openers	H	H	H
Gutter and Downspouts	A	A	A
Hose Bib/External Water Spigots (excludes water spigots in g	A	A	A
Lawn	A	A	A
Exterior Light Fixtures	A	A	A
Exterior Light Fixture BULBS	H	H	H

Mailboxes (individual unit) post office maintains	H	H	H
Mailbox (multiple box structure)	A	A	A
Mailbox Locks – post office maintains	H	H	H
Interior Painting	H	H	H
Exterior Painting/Staining	A	A	A
Patios	A	A	A
Plumbing Inside Building	H	H	H
Roofs	A	A	A
Screens for Doors & Windows	H	H	H
Shower	H	H	H
Shrubs & Trees	A	A	A
Sidewalks/Stoops	A	A	A
Siding	A	A	A
Sinks	H	H	H
Smoke/CO Detectors	H	H	H
Snow Removal	A	A	A
Storm Doors	H	H	H
Toilets	H	H	H
Thermostats	H	H	H
Water Heater	H	H	H
Window Replacements	H	H	H
Window Glass Repairs	H	H	H

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Village Homes at Walnut Ridge HOA

Quarterly Newsletter – Spring Edition!



2024-2025 Elected Board Members

Board President: Debbie Kowalski

Vice President: Tina Brown

Secretary: Joyce Wahlen

Treasurer: Debbie Kowalski

Member: Pete Wahlen

Member Alison Pasky

Property Manager: Home Team Real Estate Group & Property Management

414.465.8340

www.hometeamrealestategroup.net

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Hello Neighbors!

Spring is just around the corner, and we've got plenty of updates to share.

 Let's dive in!

Dryer Vent Cleaning – Complete!

This year's **dryer vent cleaning is done!**  But did you know that most dryer fires start **inside the dryer itself**? If you'd like a professional to clean the inside of your dryer, be sure to check our **Trusted Contractors List** for recommendations! 

Updated Clubhouse Rules

The **clubhouse rules** have been updated and emailed to all homeowners.  If you'd like a **paper copy**, just reach out, and we'll be happy to provide one! 

Pressure Washing Schedule May 6th

We're tackling the remaining buildings this season!   Weather permitting, **pressure washing** will take place for:

 **6220, 6240, 6250, 6215, 6235, 6195, 6191**

Stay tuned for reminders! 

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Check Out the Weight Room!

New equipment has been added to the **weight room**—come check it out and get your workout in! 

Spring Clean-Up Starts March 27th!

Our landscaping company will begin **Spring Clean-Up** on **March 27th!**



 **Plus! Neighborhood Clean-Up Day** is set for **April 26th at 8:00 AM.**

Join us in making Walnut Ridge shine! 

 **Meet at the clubhouse after for refreshments!**  

 **Wrap-up time:** 12 PM

 **Rain Date:** May 17th (same times)

Concrete & Asphalt Repairs – In Progress!

We're actively working with contractors to **finalize plans for concrete and asphalt repairs** scheduled for this year.  Once details are confirmed, we'll share updates on the **timeline, scope of work, and which units/areas will be impacted.** Stay tuned for more information! 

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Upcoming HOA Vote – Stay Tuned!

Ballots & proxy forms are on their way for this year's **Association President election**. Currently, **Debbie Kowalski** holds the position. Stay tuned for details on how to vote!  

HOA Reminders

Just a quick roundup to help you stay connected and up-to-date:

Condo Documents & HOA Calendar: Find everything you need right in AppFolio! From condo docs to the HOA event calendar, it's all there. Need to book the clubhouse? Check open dates there too!

Homeowner Insurance Reminder: If you haven't submitted your insurance details yet, please send them in by the end of the year. Email policies to **realtortinalewis@gmail.com**—thank you!

Clubhouse Rentals & Pool Use: Please note that the **pool cannot be used during clubhouse rentals**. Here's a refresher on pool hours:

- **Adult Swim:** Monday - Friday, 8-11 AM & 5-7 PM
- **Open Swim:** All other hours, plus weekends.

And a gentle reminder—no oils, please, in the pool area for everyone's safety! Let's keep our amenities fun and enjoyable for all! 

Financials & Budget

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Below are the **financials for the association** along with the attached 2025 **budget** in this newsletter. If you have any questions, feel free to reach out!



Account Balances as of March 24, 2025

Operating: \$28,959.40

Reserves: \$93,943.62

Money Market: \$164,356.81

CD: \$113,531.69 (as of 2-28-2025)

◆ **Reserve Study Update:** The **reserve study** has been completed! 📋
Once the board has had a chance to review, we'll share the details with the
community. Stay tuned! ⌚🏠

🏠 **Recent Condo Sales** 💰

6240 had a unit sell for \$250,000 in October
6195 had a unit sell for \$270,000 in January 2025

That's all for now! Stay connected for updates, and as always, reach out
with any questions. Wishing you all a wonderful start to spring! 🌻🌸

Best regards,
The Walnut Ridge Board & Management

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Contractors List

Milestone Plumbing
(414) 988-4565

Royal Flush Plumbing
(414) 406-4076

Oak Creek Plumbing
(414) 856-2323

Alba Heating and Air Conditioning
(414) 795-6591

Butters Fetting Heating & Air Conditioning
(414) 645-1535

Perl Electric Contracting & Repair
(414) 640-0280

BlueLine Window Cleaning
(262) 525-8327

Bourn Pest Solutions
(414) 426-2654

Cantrall Carpet Cleaning Services
(414) 750-0739

Cortes Cleaning Service
(414) 514-3578

Wisconsin Dryer Vent Pros
(262) 865-0283

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6195 WALNUT LANE

HOME FEATURES:

Main Level

- Beautiful leaded glass entry door
- Tile foyer
- Huge storage closet under the main staircase
- Hardwired fire alarm system
- Half bath with tile flooring and granite countertops
- Gas fireplace with blower and travertine stone surround
- 10-foot ceilings throughout
- New carpet in the living room (no pets ever in this unit!)
- Patio access from the living room
- Solid wood 6-panel doors throughout

Kitchen

- open to dining and living areas
- Granite countertops
- Slate backsplash
- Solid wood cabinetry
- Stainless steel appliances: Frigidaire refrigerator, LG electric double-oven range, and microwave

Upper Level

- Vaulted ceilings
- Spacious upper loft landing (7' x 12')
- Den/Office bonus space (13' x 10') — wood built-in credenza included
- Bedroom 2 (13' x 10') with walk-in closet
- Full bath with shower-over-tub, tile flooring, and quartz vanity
- Laundry room with tile flooring

Primary Suite

- Oversized bedroom with new carpet
- Huge walk-in closet (8' x 7')
- Attached full bathroom with a walk-in shower and a large vanity
- Private covered balcony

Garage & Utility

- 2.5-car garage (shelving not included)
- Garage flooring to remain
- Water heater and furnace located in the garage closet