

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 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 discloser materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Hidden Hills Condominium Association

How is the condominium association managed?

- What is the name of the condominium association?
Hidden Hills Condominium Association, Inc.
- What is the association's mailing address?
Hidden Hills Condominium Association, Inc., C/O: Hunt Management Inc. 10520 N. Baehr Rd., Suite Q, Mequon, WI 53092
- How is the association managed?
By the Unit owners and by a financial management agent/company
- Who should I contact for more information about the condominium and the association?
President or Vice President _____
- What is the address, phone number, website address & email for the association management or the contact person?
Hunt Management Inc., Chris Hunt, 262-238-1480 cshunt@huntmanagement.com

For specific information about the management of this association, see Article 4 of the Declaration.

What are the parking arrangements at this condominium?

- Owner Parking:
There are two spaces within the garage as included as part of the unit. Owners may also park up to 1 vehicle in the driveway without notifying the Board for approval.

Parking on the roadway is only allowed during the day. If you need to park two vehicles in the driveway overnight, you must obtain Board approval.

- Visitor Parking:
Visitors may park in the driveway or on the roadway during the day. Board approval is needed for more than one vehicle in the driveway overnight. No overnight parking on the roadway is permitted.
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? No

For specific information about parking at this condominium, see Section 7.3 of the Declaration & the Rules.

May I have any pets at this condominium?

- Yes
- What kinds of pets are allowed?
Any pet allowed by City of Port Washington ordinances
- What are some of the major restrictions and limitations on pets?
No breeding or commercial uses, all pets must be on leash outdoors, all pet excrement must be removed immediately. Pets must be licensed by the municipality.

For specific information about the condominium pet rules see Section 7.2 of the Declaration and the Rules.

May I rent my condominium unit? No

Does this condominium have any special amenities and features? No

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair the unit itself, any portion of the common elements damaged by a Unit owner, their family, guests and invitees.

For specific information about unit maintenance and repairs, see Section 6.1 of the Declaration, Article 7 of the Bylaws, the Rules and the Unit Owner Responsibility Checklist.

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:
The Association repairs and maintains all general common elements except for damage to common elements caused by Unit Owner, their family, guests and invitees.
- How are repairs and replacements of the common elements funded?
By Unit owner assessments and Reserve funds
- Limited common elements maintenance, repairs and replacement is performed as follows:
The Association repairs and replaces while the Unit Owner keeps the limited common elements clean and orderly.
- How are repairs and replacements of the limited common elements funded?
By Unit owner assessments and Reserve funds

For specific information about common element maintenance, repairs and replacements, see Section 6.1 and 6.2 of the Declaration, Article 7 of the Bylaws, and the Unit Owner Responsibility Checklist.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? Yes

Is there a Statutory Reserve Account? No

For specific information about this condominium's reserve funds for repairs and replacements, see Article 5 of the Declaration.

How are condominium fees paid?

Fees are taken by automatic withdrawal from an owner's bank account. Current fees as of 8/1/2026 are \$325/month with one additional payment of \$325 due in November which goes into the Reserve Account.

In addition to the monthly fees, for Unit 224 and 7 other units, there will be an additional special assessment of \$7,500 early in 2027 for the owner's portion of the payment for a new deck. The balance of approximately \$6,000 per deck will be paid by the Association.

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

- Describe the rules, restrictions and procedures for altering a unit:

All structural changes to a Unit and changes to common elements must be approved by the Board of Directors.

- Describe the rules, restrictions and procedures for enclosing limited common elements:
Owners may not alter any common element, general or limited without the express written permission of the Board of Directors.

For specific information about unit alterations and limited common element enclosures, see Sections 6.3, 6.4, 7.9, 7.10 of the Declarations and the Rules.

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 Article 11 of the Declaration.

This Executive Summary was prepared on _____ by
_____ of Hidden Hills Condominium Association (state name and title or position).