INVESTMENT REAL ESTATE
• MORTGAGE LOAN SOLICITORS •
CONDOMINIUM AND APARTMENT MANAGEMENT COMPANY

August 8th, 2006

Dear Forest Walk Condominium Unit Owner;

Enclosed is an important document called the *Executive Summary,* this should be kept along with all of your other condominium documents that you have. You will need this document if you were to ever sell your unit.

Sincerely,

Virginia Cameron

Virginia Cameron
Camco Management, Inc.
Managing Agent For
Forest Walk Condominiums

CAMCO
MANAGEMENT INC.

16535 WEST BLUEMOUND ROAD, SUITE 120 • BROOKFIELD, WISCONSIN 53005-5905 • 262/796-2140 • FAX 262/796-2146

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 material. It is not a substitute for a professional review of the condominium documents.***

Condominium Name: Forest Walk Condominiums

How is the condominium association managed?

- What is the name of the condominium association? Forest Walk Condominiums
- What is the association's mailing address? 16535 W. Bluemound Rd., Ste. 120, Brookfield, WI 53005.
- How is the association managed? ☐ 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? Camco Management, Inc. (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? 16535 W. Bluemound Rd. Ste. 120 , Brookfield WI 53005 phone 262-796-2140, Fax 262-796-2146, EMAIL CAMCOMGMT@Core.com

♦ For specific information about the management of this association, see Virginia Cameron @ Camco Management, Inc.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 2-1 How many Outside? -0- How many Inside? 2-1 ☐ 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 (including separate maintenance charges, if any)? ☒ No ☐ Yes, in the amount of $_____ per _____ ☐ Other *(specify)*: _____
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☐ No ☒ Yes – Where? Documents

  Are parking spaces assigned to a unit by deed? ☐ No ☒ Yes Can parking spaces be transferred between unit owners? ☒ No ☐Yes

  *What parking is available for visitors? Behind garages or street parking.

  *What are the parking restrictions at this condominium? Not to obstruct traffic flow or in front of berms, no boats, trailers, R.V.'s, etc.

♦ For specific information about parking at this condominium, see Rules & Regulations 14 & 15.

May I have any pets at this condominium?

- ☐ No ☒ Yes What kinds of pets are allowed? 1 dog or 2 cats.

  What are some of the major restrictions and limitations on pets? Need approval of Board of Directors.

♦ For specific information about the condominium pet rules, see Rules & Regulations #2 & #3.

May I rent my condominium unit?

☐ No ☒ Yes What are the major limitations and restrictions on rental unit? Written lease, minimum of 6 months.

♦ For specific information about renting units at this condominium, see Rules & Regulations #22.

Does this condominium have any special amenities and features?

- ☒No ☐ Yes - What are the major amenities and features? N/A 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? $ N/A.

♦ 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 all components or installations within or used by the unit.

♦ For specific information about unit maintenance and repairs, see Declaration, Article VII, #2.

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: As needed by the Association.
- How are repairs and replacement 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 homeowners.
- How are repairs and replacements of the limited common elements funded? ☐ Unit Owner assessment ☐ Reserve Funds ☐ Both ☒ Other *(specify)*: By unit owners.

♦ For specific information about this condominium's common element maintenance, repairs and replacements, see Declaration, Article VII, #3.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No commaadded ON/L
Is there a Statutory Reserve Account (*see note on page 3*)? ☐Yes ☒ No, General Reserve Fund.

♦For specific information about this condominium's reserve funds for repairs and replacements, see Current Budget.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser? N/A.

- Is the developer's obligation to pay fees for unsold units different that the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owner 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 N/A.

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? -0- units
- When does the expansion period end? N/A.
- Who will manage the condominium during the expansion period? N/A.

♦ For specific information about condominium fees during the developer control period, see N/A.

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

- Describe the rules, restrictions and procedures for altering a unit: see Declaration, Article VII, #4, 6, 7.
- Describe the rules, restrictions and procedures for enclosing limited common elements: Need consent of 2/3 of the Board of Directors.

♦ For specific information about unit alterations and limited common elements enclosures, see Rules & Regulations #21.

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 Declaration, Article XV, No. 1 & 2.

Other restrictions of features (optional): ______

This Executive Summary was prepared on 6/10/06 (insert date) by Virginia Cameron, Managing Agent for Forest, Walk Condominiums.

__________ President

Janet Wintersburger Vice President

__________ Secretary ~~or Treasurer~~

Comma Added where I initaled.

*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.