

MILEY'S MEADOW CONDOMINIUMS ASSOCIATION, INC.
NOTICE OF ADOPTION OF RULE
July 15, 2025

At a meeting of the Board of Directors (the "Board") of MILEY'S MEADOW CONDOMINIUMS ASSOCIATION, INC. (the "Association"), with all Board members in attendance, a motion was made and seconded and carried with a 5-0 vote, to adopt the following rule with immediate effectiveness upon notice to unit owners:

WHEREAS, Section 703.15(1) of the Wisconsin Condominium Ownership Act, Section 181.0801(2), Wis. Stats, and Section 6.4 of the Bylaws of the Association allow the Board to adopt rules and regulations as a part of the Condominium Documents;

WHEREAS, the Association does not charge fees under Section 703.33, Wis. Stats., for either furnishing disclosure information or for providing a payoff statement in the form of a standard condominium certificate, either in connection with a unit transfer or otherwise;

WHEREAS, unit owners previously made an initial payment upon the initial sale of the unit by the developer;

WHEREAS, requests in connection with transactions and unit transfers have become increasingly burdensome and require more time of officers and Board members and may result in fees charged to the Association for consultation with legal professionals; and

WHEREAS, the Board has continued to evaluate Association expenses and to pursue the opportunity to recover direct reimbursement for special expenses incurred on behalf of only individual unit owners rather than general expenses for all unit owners.

The Board hereby adopts a rule that a transfer fee in the amount of One Thousand Dollars (\$1,000.00) shall be imposed at the time of any transfer of legal title to a condominium unit, other than in connection with transfers in connection with estate planning or conveyance to a member of the unit owner's immediate family (spouse, children and parents). The transfer fee shall be imposed upon and collected from the transferring unit owner at the time of closing of the sale or other transaction, provided that if the transferring unit owner fails to pay the transfer fee, then the acquiring unit owner shall assume the liability for the payment of the transfer fee.

Further, the Board hereby adopts a rule that a non-standard condominium certificate statement fee in the amount of Two Hundred Dollars (\$200.00) shall be imposed on a unit owner at the time of request for any non-standard condominium certificate, excluding specifically a simple payoff statement, the standard condominium certificate form developed by the Association, and the delivery of the disclosure documents, none of which shall have any fee imposed.

By the Board of Directors