

EXECUTIVE SUMMARY

Condominium Name: WINDEPOINT ON PIGEON RIVER CONDOMINIUM ASSOC.

This Executive Summary was prepared or revised on 10/17/2025 (insert date)

This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an  icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents or legal advice.

1. Condominium Association Management and Governance

- ◆ Condominium association name WINDEPOINT ON PIGEON RIVER CONDO. ASSOC.
- ◆ Association address 2822 WINDEPOINT CT., SHEBOYGAN, WI. 53083
- ◆ The association is managed:
 - ☒ By the Unit Owners (self-managed)
 - ☐ By a management agent or company
 - ☐ By the declarant (developer) or the declarant's management company
- ◆ Person(s) to be contacted for more information about the condominium DAVE ZIEHR,
ASSOC. PRESIDENT
- ◆ Address, phone number, and other contact information for the contact person
2822 WINDEPOINT CT., SHEBOYGAN, WI. 53083
414-531-7840 dave.ziehr@gmail.com
-  For condominium document references regarding association governance and a condominium contact person, see DAVE ZIEHR

2. Parking

- ◆ Number of parking spaces assigned to each Unit: 2 Number Outside 0 Inside 2
 - ☐ Common Element ☐ Limited Common Element ☒ Included as part of the Unit
 - ☐ Separate Non-voting Units ☐ Depends on Individual Transaction [check all that apply]
- ◆ Parking fees (include separate maintenance charges, if any) ☒ No ☐ Yes, \$ _____ per _____
Other (specify): _____
- ◆ Parking assignments reserved or designated on the plat or in the condominium documents:
 - ☒ No ☐ Yes - Where? _____
- ◆ Parking spaces assigned to a unit by a separate deed: ☒ No ☐ Yes
- ◆ Ability to transfer parking spaces between Unit Owners: ☒ No ☐ Yes
- ◆ Describe parking available for visitors CUL-DE-SAC AREA - VISITOR PARKING
- ◆ Describe any other parking restrictions PRIVATE ROAD - NO PARKING ON ROAD

 For condominium document references to parking, see BY-LAWS

3. Pets

- ◆ Are pets allowed? ☐ No ☒ Yes - describe the kinds of pets allowed: SEE BY-LAWS, ARTICLE VI
SECTION 6 - RESTORED JULY 2018

- ♦ Pet rules and restrictions: SEE BY-LAWS SUMMARY ITEM #23
REVISED JULY 2018

For condominium document references regarding pet rules, see ARTICLE IV, SECTION 6 OF BY-LAWS

4. Unit Rentals

- ♦ May Unit Owners rent out their condominium units? ☐ No ☒ Yes - describe the limitations and restrictions on unit rentals: ARTICLE VI, SECTION 7 OF BY-LAWS

For condominium document references regarding unit rentals, see ARTICLE VI, SECTION 7 OF BY-LAWS

5. Special Condominium Amenities or Features

WINDPOINT CT. IS A PRIVATE ROAD, MAINTAINED BY THE ASSOC.

(describe any special amenities and features)

- ♦ 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 - cost: _____

For condominium document references regarding special amenities, see _____

6. Unit Maintenance and Repair Responsibilities

- ♦ A Unit Owner's responsibilities for unit maintenance and repair include: COMMON ELEMENT AREAS ARE THE RESPONSIBILITY OF ASSOC. LIMITED COMMON ELEMENT AREAS ARE OWNER RESPONSIBILITY

For condominium document references regarding unit maintenance and repair responsibilities, see ARTICLE VI, SECTION 2 OF BY-LAWS OR ARTICLE VII, SECTION (ALL) OF DECLARATION

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

- ♦ Person(s) responsible for common element maintenance, repair and replacement: ASSOCIATION

- ♦ Repair and replacement of the common elements is paid for by:

- ☐ Unit Owner assessments
☐ Reserve funds
☒ Both
☐ Other (specify): _____

- ♦ Person(s) responsible for limited common element maintenance, repair and replacement: OWNERS

- ♦ Repair and replacement of the limited common elements is paid for by:

- ☐ Unit Owner assessments
☐ Reserve funds
☐ Both
☒ Other (specify): OWNER

For condominium document references regarding common element and limited common element maintenance, repair and replacement, see ARTICLE VI, SECTION 1 & 2 OF BY-LAWS, ARTICLE VII, SECTION (ALL) OF DECLARATION

8. Reserve Funds

- ♦ Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☐ No ☒ Yes
♦ Does the association have a Statutory Reserve Account? ☐ No ☒ Yes

Total condominium reserve funds balance is \$ 102,338 As of 4th QTR 9/30/2025

Note: This amount is current as of the date this Executive Summary was prepared or revised.

For condominium document references regarding this condominium's reserve funds for repairs and replacements, see BUDGET - FISCAL YER OCT. 1, 2025 - SEPT. 30, 2026

Note: A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.183 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential 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 has 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. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units

- Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?

☒ Not applicable (no developer-owned units or declarant control has ended)

☐ No

☐ Yes - describe in what way: _____

- Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____

For condominium document references to condominium fees during the declarant control period, see _____

10. Expansion Plans

- Has the Declarant (developer) reserved the right to expand this condominium in the future?

☒ No ☐ Yes - number of additional units that may be added through the expansion: _____ units

- Expansion period ends: _____

- Condominium management during the expansion period is by: _____

For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- Unit Owner may alter a unit or enclose limited common elements ☐ No ☒ Yes

- Describe the rules, restrictions and procedures for altering a unit: ARTICLE VI, SECTION 1 & 2 OF BY-LAWS

- Describe the rules, restrictions and procedures for enclosing limited common elements: _____

SPECIAL INFO. - CONTACT BOARD OF DIRECTORS

For condominium document references to unit alterations and limited common element enclosures, see _____

12. First Right of Purchase

- The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale ☒ No ☐ Yes

For condominium document references to any first right of purchase held by the condominium association, see _____

13. Transfer Fee

- The condominium association charges a fee in connection with the transfer of ownership of a unit: ☐ No

☒ Yes - amount charged: \$ 100.00

 For condominium document references to fees charged in connection with a unit ownership transfer, see TRANSFER FEE DOCUMENT

14. Payoff Statement Fee

♦ Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: ☒ No ☐ Yes -- amount charged: \$

 For condominium document references to fees charged for payoff statements under Wis. Stat. § 703.335, see

15. Disclosure Materials Fee

♦ Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: ☒ No ☐ Yes-- amount charged: \$

 For condominium document references regarding fees charged for providing the condominium disclosure materials, see

16. Other restrictions or features (optional):

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. 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 a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.

 For condominium document references regarding condominium document amendment procedures and requirements, see UPDATED DECLARATION FILED 8/10/2018 AND BY-LAWS JULY 2018, BY-LAWS PAGE 7A 05/24/23, DOCS. PAGE 13A, 09/25/20

This Executive Summary was prepared on the date stated on page one by DAVE TUESTA
Assoc. Pres. (print name and title or position).

 **Instructions for Completing the Executive Summary.** The Executive Summary is one of the condominium disclosure documents that must be furnished to a prospective purchaser of a residential condominium unit. The Executive Summary addresses the topics set forth in Wis. Stat. § 703.33(1)(h) in clear, plain language or by indicating the location within the disclosure materials where the information may be found. The Executive Summary must state the date on which it is prepared or revised. It shall be revised whenever a change in the condominium materials necessitates a corresponding revision to the Executive Summary. The preparer of the Executive Summary should consult an attorney with any questions concerning preparation of the Executive Summary.

 **Executive Summary Legal Requirements.** Per Wis. Stat. § 703.33(1m), the declarant (developer) or the association is responsible for preparing the Executive Summary and revising it whenever a change is made in the disclosure materials that necessitates a corresponding revision to the Executive Summary. An Executive Summary must appear in the condominium disclosure materials directly following the index [Wis. Stat. § 703.33(2)], and must be attached as an addendum to the real estate condition report that a seller gives to a prospective purchaser, generally before the prospective purchaser writes an offer to purchase [Wis. Stat. § 709.02]. An Executive Summary may not be required as part of the disclosure materials for a "small condominium" (up to twelve residential units), depending upon the elections made in the declaration [Wis. Stat. § 703.365 (1) & (8)].

CAUTION: NEITHER REAL ESTATE LICENSEES NOR UNIT OWNERS SHOULD COMPLETE THIS FORM!

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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.

WINDEPOINT ON PIGEON RIVER CONDOMINIUM HOMEOWNERS ASSOC					
BUDGET FISCAL YEAR END 9/30/2026					
	Year to Date	Budget	Variance	Budget	
	2025	2025	2025	2026	
Revenue					
Dues	82,800	82,800	0	86,400	
Miscellaneous					
Total Revenue	82,800	82,800	0	86,400	
Operating Expenses					
Grounds Maintenance	19,995	15,000	-4,995	16,000	
Building Maintenance	31,578	9,000	-22,578	11,400	
Snow Removal	7,492	10,000	2,508	10,000	
Insurance	17,691	16,900	-791	17,100	
Electricity	931	1,000	69	1,000	
Real Estate Taxes	124	200	76	200	
Office Administration	680	700	20	700	
Total Operating Expenses	78,491	52,800	-25,691	56,400	
Non Operating Expense					
Transfer to Reserve Act	30000			30,000	
Total Expenses				86,400	

WINDEPOINT FINANCIALS FISCAL YEAR OCT 1 2024 TO SEPT 30 2025

	1st Qtr. Ending 12/31/2024	2nd Qtr. Ending 3/31/2025	3rd Qtr. Ending 6/30/2025	4th Qtr. Ending 9/30/2025	Year to Date	Budget	Variance
Revenue							
Dues	18,000	21,600	21,600	21,600	82,800	82,800	0
Total Revenue	18,000	21,600	21,600	21,600	82,800	82,800	0
Operating Expenses							
Grounds Maintenance	3,215	1,586	9,349	5,845	19,995	15,000	-4,995
Building Maintenance	21,326		2,785	7,467	31,578	9,000	-22,578
Snow Removal		6,634	858		7,492	10,000	2,508
Insurance	6,914	4,004	4,297	2,476	17,691	16,900	-791
Electricity	232	246	224	229	931	1,000	69
Real Estate Taxes/Misc.	124				124	200	76
Office Administration	187	167	114	212	680	700	20
Total Operating Expenses	31,958	12,607	17,627	16,229	78,461	52,800	-25,661
Net Operating Revenue	-13,958	8,993	3,973	5,371	4,339		
CD Interest	680	655	606	596	2,537		
Reserve Acct. Interest	53	59	75	92	279		
Transfer to Reserve Account	7,500	7,500	7,500	7,500	30,000		
Assets							
Regular Checking Account	2,467	5,231	12,012	3,271			
Capital Reserve Account	23,939	31,498	37,074	45,666			
C.D. Marine CU #1003	43,108	43,526	43,950	44,360			
C.D. Marine CU #1004	10,443	10,561	10,652	10,745			
C.D. Marine CU #1005	10,443	10,561	10,652	10,745			
KCU Savings Act	5	5	5	5			
Marine CU Saving Act	5	5	5	5			
Total Assets	90,410	101,387	114,350	114,797			
Certified by Renee Oldenburg							

NOTE: DUE TO BLDG 3 & 5 UNBUDGETED REPAIRS-BUILDING MAINT. BUILDING 2 REPAIR, TREE REMOVAL, AND INCREASED SERVICE COST, WE HAD A NEGATIVE YEAR TO DATE END.