

MILEY'S MEADOW CONDOMINIUMS ASSOCIATION, INC.

c/o Joy A. Matulez, 121 Sarah's Way, Sheboygan Falls, WI 53085

mileysmeadowcondosassoc@gmail.com

CONDOMINIUM ASSOCIATION CERTIFICATE

Title Insurance Company: \_\_\_\_\_

Title Insurance Commitment No. \_\_\_\_\_

The undersigned is the President of Miley's Meadow Condominiums Association, Inc. (the "Association"), duly organized to govern and administer the affairs of Miley's Meadow Condominium, a condominium located in Sheboygan County, WI (the "Condominium"). This Certificate is made in connection with the sale or refinance of Unit 105 Sarah's Way, Sheboygan Falls, WI of the Condominium (the "Unit") presently owned by Lowell & Andy's SGA ("Owner"). The

undersigned, on behalf of the Association, certifies as follows:

1. Monthly Assessments:

- a. The monthly assessment levied by the Association against the Unit is: \$200.00 for 2025
- b. As of the date of this Certificate, there are no unpaid installments of the monthly assessments for the Unit through December, 2025, except \$\_\_\_\_\_ (including all late charges)

2. Special Assessments (Active and Contemplated):

- a. There are NO active special assessments for the Unit.
- b. There are NO contemplated special assessments for the Unit.

3. Budget:

- a. A budget for the Association for the current year and 2025 was approved.
- b. A new budget for the Association for calendar year 2026 has been approved, and the new monthly assessment starting 1/1/2026 is \$150.00.

4. Right of Refund and Transfer Fee:

- a. The Association does NOT have a right of first refusal on the sale of the Unit.
- b. The Association charges a \$1,000.00 transfer fee on the sale of the Unit. The Owner is charged a fee of \$200.00 for any non-standard condominium certificate (varying from this form) or other related document request.

5. Construction Work: During the period of six months immediately preceding the date of this Certificate, other than work for normal and ordinary maintenance and repairs, no work has been done on or improvements made to the common elements by the Association, except: n/a, in the amount of \$ 0.00.

6. Insurance: The name, address, and phone number of the insurance agent for the blanket property insurance on the Condominium is: Travelers written by B&A Insurance Solutions, 6000 American Pkwy, Madison, WI 53781.

7. Sewer and Water: The Association does not pay the sewer and water bill for the Unit.

Date: Dec. 3, 2025

MILEY'S MEADOW CONDOMINIUMS ASSOCIATION, INC.

c/o Joy A. Matulez, President

121 Sarah's Way, Sheboygan Falls, WI 53085

Signature: Joy A. Matulez