

HARLAN HILLS CONDOMINIUM

EXECUTIVE SUMMARY

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Pursuant to Section 703.33(h), the Declarant summarizes certain information relating to the Condominium as follows:

1. The name of the Condominium is: Harlan Hills Condominium.
2. The Condominium is not subject to expansion.
3. The name and address of the Condominium Association is:

Harlan Hills Condominium Owners Association, Inc.
c/o Harlan Hills LLC
2919 Commerce Park Drive, Suite B
Madison, WI 53719.

4. There are no specific special amenities, such as a clubhouse, pool, golf course or similar amenity, offered as part of the Condominium.

5. A Unit Owner's repair and maintenance responsibilities relating to its Unit are described in Section 6.04 of the Declaration.

6. The repair and maintenance responsibilities of the common elements are the responsibility of the Association pursuant to Section 6.04 of the Declaration. The Association has entered into a Condominium Management Agreement with a to be determined management company to assist in the Association's obligations thereunder. Funding for the cost of such repair and maintenance responsibilities shall be paid from Unit Owner assessments and reserve funds as such are accumulated.

7. Unit Owners other than the Declarant may not rent their Units pursuant to the provisions set forth in Section 7.03 of the Declaration.

8. Article VII of the Declaration describes the rules, restrictions and procedures relating to construction and alterations of dwellings located within a Unit. In addition, the Declaration of Protective Covenants for Lot 32 Harlan Hills [To be Known as Harlan Hills Condominium] further describes such rules, restrictions and procedures relating to construction and alterations of such dwellings. Section 4.02 of the Declaration describes the Limited Common Elements of the Condominium which may be used for their intended purpose as

set forth therein. A Unit Owner has no authority to alter a Limited Common Element.

9. Section 5.04 of the Declaration of Protective Covenants for Lot 32 Harlan Hills [To be Known as Harlan Hills Condominium] governs the parking restrictions for the Condominium.

10. Unit Owners may keep pets in accordance with the Section 5.06 of the Declaration of Protective Covenants for Lot 32 Harlan Hills [To be Known as Harlan Hills Condominium].

11. The Association has the power to maintain a reserve fund for the repair and replacement of Common Elements beyond routine maintenance by accumulating a surplus, referred to in Section 6.08 of the Declaration as "Common Surpluses," of collected General Assessments as provided in said Section, but has elected not to establish a statutory reserve account at this time as described in the statutory reserve account statement which is set forth in section 14.06 of the Declaration. Until such time that it does elect to establish such statutory reserve account, expenditures for repair and replacement of common elements shall be furnished by general assessments and special assessments.

12. The Declarant is not obligated to pay General Assessments on Units owned by the Declarant for which an occupancy permit has not been issued pursuant to Section 6.06 of the Declaration, provided, however, if the General Assessments against the Units not owned by the Declarant would exceed the amounts that would respectively be assessed against such Units under the Association's budget (excluding any portion of General Assessments to fund reserves, if any) during the first two (2) years following the recording of the Declaration, the Declarant has certain responsibilities set forth in Wis. Stats. Section 703.16(2)(b).

13. Each Unit Owner's rights and responsibilities may be altered by an amendment of the Declaration or Bylaws. Article XII describes the general amendment process of the Declaration. Article XIV of the Bylaws describes the general amendment process of the Bylaws.