

EXECUTIVE SUMMARY

Pursuant to 703.33(1)(h) of the Wisconsin Condominium Act, the following identifies where within the Disclosure Materials certain information is located.

- a. Condominium Identification. The name of the Condominium is Inspiration at Swan Creek, a Condominium, as set forth in Article 1 of the Declaration.
- b. Expansion Plans. The Condominium is not an expandable condominium.
- c. Governance. As set forth in Section 1 of the Articles of Incorporation, the name of the condominium association for the Condominium is Inspiration at Swan Creek Association, Inc. (the "Association") and, until the control of the Association is conveyed pursuant to and as more particularly set forth within Section 5.3 of the Declaration, the address of the Association shall be Fredric A. DeVillers, 2822 Big Bluestem Parkway, Fitchburg, Wisconsin 53711. The Association is self-managed and, prior to the change of control as set forth in Section 5.3 of the Declaration, Fredric A. DeVillers, 5210 Siggelkow Road, Madison, Wisconsin 53718, may be contacted regarding general condominium questions. Fredric A. DeVillers's email address is Fred@Forward-Development.com.
- d. Special Amenities. There are no special amenities.
- e. Maintenance and Repair of Units. Owners are responsible for the construction, repair, and replacement of all improvements constructed on or within the Unit. A further description of an Owner's responsibilities for the repair and maintenance of the Unit can be found in Section 6.1 of the Declaration.
- f. Maintenance, Repair and Replacement of the Common Elements. The identity of the person responsible for the maintenance, repair, and replacement of Common Elements and whether repairs or replacements will be funded from Unit Owner assessments, reserve funds, or both, can be found in Articles 6 and 7 of the Declaration.
- g. Rental of Units. There are no prohibitions or restrictions as to the rental of Units.
- h. Unit Alterations. A description of any rules, restrictions, or procedures governing a Unit Owner's authority to alter the Unit or use or enclose Limited Common Elements can be found in Articles 3 and 9 of the Declaration and Articles 3, 4, and 5 of the Declaration of Protective Covenants.
- i. Parking. A description of the availability and restrictions can be found in Section 10.2(4) of the Declaration and Section 4.13 and 5.3 of the Declaration of Protective Covenants.
- j. Pets. A description of rules relating to Unit Owners' pets can be found in Section 8.3 of the Bylaws and Section 5.5 of the Declaration of Protective Covenants.

k. Reserves. The Association may maintain reserves for repairs and replacements of common elements beyond routine maintenance but such reserve account shall not be a statutory reserve account under 703.163 of the Wisconsin Condominium Act. See Section 8.1 of the Declaration.

l. Fees on New Units. There are no provisions exempting the Declarant or modifying the Declarant's obligation to pay assessments on the Declarant's unsold Units during the period of the Declarant's control. There are no fees on "new units." The provisions in the Declaration, By-Laws, or budget addressing the levying and payment of assessments on Units during the period of the Declarant's control, can be found in Article 8 of the Declaration.

m. Amendments. An indication that a Unit purchaser's rights and responsibilities may be altered by an amendment of the Declaration or By-Laws, and a description of the amendment process and requirements, can be found in Article 11 of the Declaration and Article 9 of the By-Laws.

o. Rules. The Rules of the Condominium are set forth in its Declaration, Bylaws, and the Rules and Regulations. The Association may adopt, modify, or amend the Rules and Regulations in the future in accordance with the Declaration and Bylaws.

p. First Right of Purchase. The Association has no first right to purchase a unit.

q. Transfer Fee. The Association does not charge a fee in connection with any transfer of ownership of any Unit.

r. Disclosure Materials Fee. The Association shall charge no fee for providing the first set of these disclosure materials to any unit owner or prospective unit owner. For the second and each additional set provided to any unit owner or prospective unit owner, the Association may charge the recipient a fee equal to the lesser of the actual costs incurred by the Associate and Fifty and no/100 Dollars (\$50.00) per set.

s. Payoff Statement Fee. Within ten (10) business days of any Unit owner's request, the Association will provide a payoff statement indicating the total amount necessary to satisfy all monetary obligations, including unpaid assessments, owed by the Unit owner. The Association will fulfill each request without charge, except that if a payoff statement is requested for a particular unit more than once during a two-month period, the association may charge an issuance fee of Twenty-five and no/100 Dollars (\$25.00) as permitted by Wis. Stat. § 703.335.

This Executive Summary is dated as of February 12, 2025.