

**HAWTHORN HILL CONDOMINIUM,
IN THE VILLAGE OF DEFOREST, WISCONSIN**

EXECUTIVE SUMMARY

This executive summary highlights for a buyer of condominium unit essential information regarding the condominium. Because the executive summary is just that, an executive summary, it cannot be relied upon as complete, correct or binding. For a complete, correct and binding understanding of your rights and obligations as a buyer of a condominium unit with respect to the enumerated items in the executive summary, you are directed to the disclosure documents to which a particular executive summary statement pertains.

1. Condominium Identification: The name of the condominium is the Hawthorn Hill Condominium. The individual addresses of the condominium units are as set forth on in the Declaration and are located in the Village of DeForest, Dane County, Wisconsin.
2. Expansion Plans: This is a non-expandable condominium. There are no expansion plans.
3. Governance: The condominium association is the Hawthorn Hill Condominium Unit Owners Association, Inc., a Wisconsin non-stock corporation, and its address is c/o Park Town Management Corporation, 402 S. Gammon Place, Madison, Wisconsin 53719. The association has hired Park Town Management Corporation to be the manager of the condominium. The management contact person is Kay Blair whose address Park Town Management Corporation, 402 S. Gammon Place, Madison, Wisconsin 53719 and whose telephone number is (608) 833-9044.
4. Special Amenities: There are no on-site special additional cost amenities associated with the condominium. All on-site condominium amenities are on site and without special membership costs and owners and their guests and tenants are allowed to use such amenities subject to the rules and regulations of the condominium association. All such on-site condominium amenities are common elements and are supported by the owners by their general assessments. However, Hawthorn Hill Condominium is part of the greater Conservancy Place Community which does have both Universal Common Areas and Neighborhood Common Areas which are available off-site amenities to the Unit Owners and which are subject to Universal Common Expenses and Neighborhood Common Expenses as well as Use and Consumption Fees. The Conservancy Place Community Universal Common Expenses and Neighborhood Common Expenses, whether general or special, shall be assessed to the Condominium Units, either directly or as a part of the Condominium assessments. Use and Consumption Fees will be assessed directly to the Unit Owner.

5. Maintenance and Repair of Units: Each unit owner is responsible for maintaining, repairing and replacing all improvements comprising the unit, such as and including interior walls and ceiling (including drywall), floor coverings, windows, doors, and plumbing, electrical, and heating and air conditioning systems.
6. Maintenance, Repair and Replacement of Common Elements: The condominium association is generally responsible for the maintenance, repair and replacement of the common elements, including the limited common elements. The individual unit owners are responsible for the general housekeeping of the limited common elements and the removal of snow and ice from the unit patios and balconies. Routine repairs and replacements will be funded from Unit owner assessments. Extraordinary repairs and replacements will be funded from reserve funds to the extent such funds are available; otherwise they shall be funded from Unit owner assessments.
7. Rental of Units: Subject to the leasing privileges as provided in the condominium declaration, all units are to be owner occupied.
8. Unit Alterations: Unit owners may alter their units as long as they do not impair the structural soundness or integrity of the building or change the exterior appearance of the unit. Any changes or additions to the exterior of a unit shall require approval of the Hawthorn Hill Condominium Unit Owners Association, Inc.
9. Parking: Parking for each unit is in the unit driveway and unit garage parking.
10. Pets: The right to maintain pets is limited by the declaration and the rules and regulations.
11. Reserves: The condominium association maintains a reserve account. The reserve account is a statutory reserve account (section 703.163 of the Wisconsin Statutes).
12. Fees on New Units: Fees on new units shall commence when first sold by the Declarant.
13. Amendments: The Declaration may be amended. Generally, such amendments require a two-thirds (2/3rds) vote of the Unit owners.

4842-9630-2598, v. 1

100289-5.1rmt-052510rmt
Executive Summary