

## C. REISSCONDOMINIUM ASSOCIATION, INC

Updated Executive Summary- Dated 2/4/2025

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 constitute legal advice or interpretation of condominium documents.

### 1. Condominium Association Management and Governance

- Association Name: C. Reiss Condominium Association, Inc.
- Association Address: PO BOX 933 (Address)  
Sheboygan, WI 53082-0933
- Governance: The association is self-managed by the owners through their elected Board of Directors and Officers. The board of directors consists of four directors and four officers: President, Vice-President, Treasurer, and Secretary.
- Association Contact: Rodger Motiska – Association President  
Email: rpmotiska@gmail.com  
Phone 920-547-0405
- For information regarding association governance see the C. Reiss Condominium Association document titled "Property Transfer Additional Information."

### 2. Parking

- The number of parking spaces vary by unit; Number of spaces- outside 19, inside 10.
- Parking is a common element and limited common element and is included as part of the unit ownership. Parking depends on each individual transaction.
- There are no fees for parking.
- Parking spaces are not assigned by a separate deed. Parking spaces may not be transferred between unit owners.
- There are two parking spots on the Eastside of the building for visitors and they may park in the commercial parking spots between 5:00 pm and 8:00 am during the week and on the weekends.
- See Declaration 7.6 for parking rules and regulations.

### 3. Pets

- Pets are allowed: 1 dog or 1 cat or 1 bird and aquarium fish; subject to the association bylaws. See Article 8.3 of the Bylaws for specifics.

### 4. Unit Rentals

- Rentals are permitted but may not be rented for a period of less than 6 months. Time shares and short-term vacation rentals are not permitted.
- See Article 7 of the Declaration for details, Sections 7.2 and 7.3.

### 5. Special Amenities: None

6. Repair and Maintenance of Units

- Owners are required to keep their unit in good order, condition and repair. Owner must maintain a minimum temperature of 50°F at all times regardless of occupancy.
- See Article 6.1 of the Declaration for details.

7. Maintenance, repair, and replacement of common elements

- The Board of Directors of the association are responsible for the maintenance, repair and replacement for common elements.
- The repair and replacements of common elements is paid for by either unit owner assessments or use of reserve funds.
- The Board of Directors of the association are responsible for the maintenance, repair and replacement for limited common elements.
- The repair and replacements of common elements is paid for by either unit owner assessments or reserve funds.
- See Article 6.3 of the Declaration for details.

8. Reserve Funds

- The association maintains a reserve fund for the repair and replacement of the common elements.
- A Statutory Reserve Account under Wis. Stat. § 703.163 is not maintained.
- The total reserve funds balance is \$58,468.66.

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

- See Article 5.4 of the Declaration for details.

9. Fees on New Units: Not applicable; declarant control has ended.

10. Expansion Plans: None.

11. Unit Alteration and Limited Common Element Enclosure

- A unit owner must obtain prior approval prior to making any alterations to the Unit Common Elements.
- See Article 6.6 of the Declaration for details, and in accordance with Article 4.9 of the Declaration.

12. First Right of Purchase

- The association does not have the right of first purchase.

13. Transfer Fee

- A transfer fee of \$500.00 is due and payable to the association upon closing.
- See document titled "Reiss Condominium Association Ind. Resale Transfer Fee."

14. Disclosure material fee: No fee will be imposed for disclosure materials.

## 15. Amendments

- An indication that a Unit purchaser's rights and responsibilities may be altered by an amendment to the Declaration or By-Laws, and a description of the amendment process and requirements can be found by referring to the Declaration of Condominium of CReiss Condominium, Article 10 and refer to section 9.1 of the By-Laws and Wisconsin State Statutes.

The Executive Summary was prepared on the date stated on page one by Rodger Motiska, President of Reiss Condominium Association.