

**COVER SHEET  
DISCLOSURE MATERIALS**

Name and Location of the Condominium

LANDMARK SQUARE CONDOMINIUM  
OWNER'S ASSOCIATION INC.  
832 North 6<sup>th</sup> Street  
City of Sheboygan  
Sheboygan County, WI 53081

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.
  
2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.
  
3. YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

I acknowledge that I have received a copy of the Disclosure Materials, including the Executive Summary which follows the Index on Page iii of these materials (Declaration of condominium, By-Laws, Rules and Regulations, if any, Articles of Association, a copy of the Annual Projected Operating Budget, a copy of a sample lease to be used by unit owners, and a copy of the floor plan of the unit, its location in the common elements, and the location of the common elements of the condominium) of Landmark Square Condominium, that I was provided with time to read such materials, that I was advised that should I have any questions in connection with same; I should seek independent professional advice; that I did read such documents; that a lien for maintenance payments could attach against my property and other matters as set forth in more specific detail in the Executive Summary and Disclosure materials which follow, receipt of which is hereby acknowledged.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

## INDEX

The following is an index to the materials required by law to provide to each prospective condominium purchaser.

1. **Executive Summary** -- The Executive Summary relates to certain particular information of importance in regard to this condominium, and the location of the information within the Disclosure Materials, which follow. The Executive Summary begins on Page iii.
2. **Declaration** -- The Declaration establishes and describes the condominium, the units and the common elements. The Declaration begins on Pages A2 through A33.
3. **By-Laws** -- The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on Pages B1 through B17.
4. **Articles of Incorporation** -- The operation of a condominium is governed by the Association, of which unit owner is a member. Powers, duties and operation of an association are specified in the Articles of Association. The Articles of Association begin on Pages C1 through C4.
5. **Associated Documents** -- Pages D1 through D22.
6. **Leases** -- There are no leases of property or facilities which are not a part of the condominium. However, pursuant to the terms of the By-Laws of the Association of condominium owners, individual condominium units may be subject to residential rental leases. A copy of the residential rental form to be utilized in the event of a written lease is at Page D2 through D3.
7. **Map (Plat)** -- The Board of Directors has provided a map (plat) of the condominium project which shows the location of the units and the facilities and common elements which are a part of the condominium. The map (plat) is on Page A22 through A33.
8. **Floor Plans** -- The Board of Directors has provided floor plans of the units being offered for sale. The floor plans are on Pages A28 through A33.
9. **Statutory Reserve Account Statement** -- The Board of Directors has recorded a Statutory Reserve Account Statement. A copy of this statement begins on Page D11.
10. **Management Agreement** -- Page D13 through D22.
11. **Condominium Rules** -- Page D5 through D9.

**EXECUTIVE SUMMARY**

1. **CONDOMINIUM IDENTIFICATION** -- The Condominium name is Landmark Square Condominium.
2. **EXPANSION PLANS** -- Landmark Square Condominium is not expandable.
3. **GOVERNANCE** -- Questions regarding the management of the condominium shall be directed to the Site Coordinator of the condominium. Additionally, questions may be directed to the Board of Directors of the Association or an officer designated by the Board of Directors. Questions regarding assessments should be directed to the Site Coordinator of the condominium. Further information regarding the governance of the condominium is set forth in the Disclosure Materials on Pages B8 through B11 and D5 through D13 of the Disclosure Materials which follow.
4. **SPECIAL AMENITIES** -- Special amenities are located and identified on the Plat of the condominium and on Pages A22 through A33 of the Disclosure Materials which follows
5. **MAINTENANCE AND REPAIR** -- A description of the unit owner's responsibility for repair and maintenance of the owner's unit and the limited common elements assigned to that unit is set forth beginning on Pages A13 through A14 of the Disclosure Materials which follow.
6. **MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS** -- Information relating to the Association's responsibility for maintenance, repair and replacement of common elements, and how such maintenance, repair and replacement is to be funded are set forth on Pages A13 through A14.
7. **RENTAL OF UNITS** -- Information relating to unit owner's right to rent their units is set forth on Page D7 of the Disclosure Materials and a sample lease form is set forth on Pages D2 through D3 of the Disclosure Materials which follow.
8. **UNIT ALTERATIONS** -- A description of the rules, restrictions and procedures governing a unit owner's authority to alter the unit are set forth on Page A13 of the Disclosure Materials which follow.
9. **PARKING** -- Parking is allowed for unit owners and guests ONLY in the designated open parking area within the common elements of the condominium. See Page D7 of the Disclosure Material which follow.
10. **PETS** -- Rules relating to pets on the condominium property are set forth on Page D6 of the Disclosure Materials which follow, and the registration form on Page D10 of the Disclosure Materials which follow.
11. **STATUTORY RESERVE ACCOUNT** -- The Board of Directors has not established a Statutory Reserve Account for future expenditures relating to repair and replacement of the common elements of the condominium, and has filed a Statutory Reserve Account Statement in the Office of the Register of Deeds for Sheboygan County, Wisconsin. Non-routine maintenance and replacement of common elements will be by assessment as determined by the Association as set forth on Pages D11 through D12 of the Disclosure Materials which follow.
12. **AMENDMENTS TO DECLARATION AND BY-LAWS** -- The Declaration and By-laws of the condominium may be amended as set forth on Pages A19 and B17 respectively of the Disclosure Materials which

follow. The percentage vote required and the process and requirements for such changes are set forth on these pages.

13. **RESTRICTIONS RELATING TO MOTOR VEHICLES, UNLICENSED VEHICLES AND RECREATIONAL VEHICLES** -- Restrictions relating to motor vehicles, unlicensed vehicles and recreational vehicles may be found on Page D7 of the Disclosure Materials which follow.
14. **RESTRICTIONS ON UNIT OWNER'S USE OF THE COMMON ELEMENTS** -- The restrictions relating to the unit owner's use of the common elements is set forth on Page A14 of the Disclosure Materials which follow.
15. **LIMITATIONS ON UNIT OWNERSHIP** -- Each unit in the condominium must be owned and/or occupied by at least one person who is fifty-five (55) years of age or older. See Page A14 of the Disclosure Materials which follow.
16. **THE ASSOCIATION'S RIGHT OF FIRST REFUSAL** -- The Association has the right to re-purchase a unit should the unit owner wish to sell, transfer, assign or convey the unit for any reason as set forth in more detail on Page A15 of the Disclosure Materials which follow.

ANY CHANGE MADE BY THE ASSOCIATION TO THE DISCLOSURE MATERIALS CONTAINED IN THIS EXECUTIVE SUMMARY, OR THOSE MATTERS REFERENCED IN THE EXECUTIVE SUMMARY, SHALL REQUIRE A REVISION OF THE EXECUTIVE SUMMARY BY THE ASSOCIATION WHEN THE CHANGE TAKES PLACE.