

# Executive Summary

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the icon), or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, is not intended to replace the buyer'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.***

**Condominium Name:** Bradford Point Property Owners Association, Inc. (BPPOA, Inc.)

## How is the condominium association managed?

What is the name of the condominium association? BPPOA, Inc.

What is the association's mailing address? PO Box 1223, Eagle River WI 54521.

How is the association managed? By the Unit owners (self-managed).

Whom should I contact for more information about the condominium and the association? Association President.

What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? PO Box 1223, Eagle River WI 54521, Attn: Lawrence Kinet, President.

The Association has a telephone with voice mail at 715-542-3030.

The Association's fax number is: 715-542-2808.

The Association's website is: [www.bppoa.org](http://www.bppoa.org).

Lawrence Kinet's personal email is: [lhkinet@gmail.com](mailto:lhkinet@gmail.com)

For specific information about the management of this association, see the Declaration, Bylaws, and Rules/Regulations.

## What are the parking arrangements at this condominium?

Number of parking spaces assigned to each Unit: 2 How many Outside? 2. How many Inside? None.

The parking spaces are Limited Common Element.

Do I have to pay any extra parking fees? No.

Are parking assignments reserved or designated on the plat or in the condominium documents? Yes - Where? In the Declaration Section 3.02.06.

Are parking spaces assigned to a unit by deed? No.

Can parking spaces be transferred between unit owners? No.

What parking is available for visitors? The Unit's driveway.

What are the parking restrictions at this condominium? No recreational vehicles, No trailers, No motor homes, No campers – Park all vehicles within garages. – No oil changing or vehicle maintenance.

For specific information about parking at this condominium, see Rule # 5.

## May I have any pets at this condominium?

Yes - What kinds of pets are allowed? All.

What are some of the major restrictions and limitations on pets? None.

For specific information about the condominium pet rules, see Rule # 9.

**May I rent my condominium unit?**

Yes - What are the major limitations and restrictions on Unit rentals? Leases must be for more than a month and must comply with Wisconsin Statute 703.315 in all respects.

For specific information about renting Units at this condominium, see Wisconsin Statute 703.315.

**Does this condominium have any special amenities and features?**

No.

Are Unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? No.

**What are my maintenance and repair responsibilities for my unit?**

A Unit Owner must maintain and repair all portions of their Unit except those that are the Association's responsibility. They cannot make changes to the exterior of the Unit. They must promptly report defects. The Unit owner is responsible for all doors and windows.

For specific information about Unit maintenance and repairs, see the Declaration Section 2.02.2.

**Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?**

Common element maintenance, repair and replacement are performed as follows: by the Association.

How are repair and replacements of the common elements funded? By Unit owner assessments.

Limited common element maintenance, repair and replacement are performed as follows: by the Association.

How are repairs and replacements of the limited common elements funded? By Unit owner assessments.

For specific information about common element maintenance, repairs and replacements see the Declaration, Article III, the Bylaws, Article VI, and the Rules/Regulations.

**Does the condominium association maintain reserve funds for the repair and replacement of the common elements?**

No.

Is there a Statutory Reserve Account? No.

**How are condominium fees paid for on the developer's new Units that have not yet been sold to a purchaser?**

Is the developer's obligation to pay fees for unsold Unit different than the obligation of new Unit purchasers to pay fees on their Units? Not applicable (no developer-owned Units).

**Has the declarant (developer) reserved the right to expand this condominium in the future?**

Yes - How many additional Units may be added through expansion? 2 Units may be added on sites 45/46.

When does the expansion period end? Never. The sites have been sold to an Association member.

Who will manage the condominium during the expansion period? The Association.

For specific information about condominium expansion plan, see Declaration Section 1.05.

**May I alter my Unit or enclose any limited common elements?**

No.

Describe the rules, restrictions and procedures for altering a Unit: All Association owned parts of the Unit must remain unaltered.

Describe the rules, restrictions and procedures for enclosing limited common elements: Enclosing limited common elements is not allowed.

For specific information about Unit alterations and limited common element enclosures, see the Declaration Articles II and III.

**Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?**

Yes. Wisconsin law allows the Unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium Unit.

For specific information about condominium document amendment procedures and requirements, see Declaration Section 7.01 – Bylaws Article VIII – Rules/Regulations, Bylaws Article VI A.

This Executive Summary was prepared on January 1, 2016 by Joyce Komperda, Secretary.