

**DISCLOSURE MATERIALS  
FOR  
THE COTTAGES AT LAKE PARK CONDOMINIUMS**

3019-3058 Villa Way  
Menasha, Wisconsin 54952

DECLARANT:  
Cypress Homes, Inc.  
1500 West College Avenue, Suite A  
Appleton, WI 54914

**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.**

The undersigned Buyer(s) hereby acknowledge receipt of these disclosure materials and hereby agree to be bound by all covenants, rules, and regulations contained within the Wisconsin Condominium Act, the declaration, by-laws and rules and regulations of Ashbury Park Condominiums.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_, Buyer

\_\_\_\_\_  
Print Name: \_\_\_\_\_, Buyer

## INDEX

1. *Executive Summary.* The executive summary highlights for a buyer of a condominium unit essential information regarding the condominium. The executive summary is set forth under Tab 1.
2. *Declaration.* The declaration establishes and describes the condominium, the units and the common areas. The declaration is set forth under Tab 2.
3. *Bylaws.* The bylaws contain rules which govern the condominium association and affect the rights and responsibilities of unit owners. The bylaws are set forth under Tab 3.
4. *Rules and Regulations.* All condominium owners are subject to various rules and regulations concerning their conduct within the condominium. The rules and regulations are set forth in Section 6.1 of the By-Laws.
5. *Articles of Incorporation.* The operation of the condominium is governed by the association, of which each unit owner is a member. The Association has currently elected to operate as an unincorporated association, so there are no Articles of Incorporation on file.
6. *Management or Employment Contracts.* There are currently no management or employment contracts.
7. *Annual Operating Budget.* The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges that are in addition to mortgage and utility payments. The budget is set forth under Tab 4.
8. *Condominium Plat.* The seller has prepared a condominium plat which shows the location of the unit you are considering and all facilities and common areas that are part of the condominium. A copy of the condominium plat is set forth under Tab 5.