

DISCLOSURE MATERIALS

(Required by §703.33, Wisconsin Statutes)

THE CONDOMINIUMS AT WARNER CREEK

Pampas Drive; Wayside Lane; Commons Court; Crosscreek Circle;
Ryegrass Drive; and Ryegrass Court
Appleton, WI 54913

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.

Warner Creek Condominium Owners' Association, Inc.
c/o Deborah L. Pirkel
3887 North Wayside Lane
Appleton, WI 54913

If the Disclosure Materials are being distributed in advance of the sale of a unit, the seller's name(s) and address are as follows:

INDEX OF DISCLOSURE MATERIALS

(Required by §703.33(b), Wisconsin Statutes)

1. Executive Summary. The Executive Summary highlights for a buyer of a condominium unit essential information regarding the condominium. The Executive Summary begins at Tab 1.
2. Declaration. The Declaration establishes and describes the condominium, the units and the common areas. The Declaration begins at Tab 2.
3. Bylaws. The Bylaws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The Bylaws begin at Tab 3.
4. Rules and Regulations. The Rules and Regulations are adopted pursuant to ARTICLE III - Section II J of the Bylaws and contain further rules governing the condominium and effecting the rights and responsibilities of unit owners. The Rules and Regulations begin at Tab 4.
5. Articles of Incorporation. The operation of the condominium is governed by the Association which is known as Warner Creek Condominium Owners' Association, Inc., of which each unit owner is a member. Powers, duties, and operation of the Association are specified in its Articles of Incorporation. The Articles of Incorporation begin at Tab 5.
6. Management or Employment Contracts. Certain services may be provided to the condominium, from time to time, through contracts with individuals or private firms. Any of such current contracts are noted at Tab 6.
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 which are in addition to mortgage and utility payments. The most recent budget is found at Tab 7.
8. Leases. Units in this condominium are not sold subject to leases of property or facilities which are not a part of the condominium. Therefore, there are no materials to supply as part of this index.
9. Expansion Plans. There are no rights reserved to expand the condominium in the future. Therefore, there are no materials to supply as part of this index.
10. Map and Floor Plan. A map of the condominium which shows the location of the units and all facilities and common areas which are part of the condominium is found at Tab 8. If the Disclosure Materials are being distributed in advance of the sale of a unit, the seller has also provided at Tab 8 a floor plan of the unit being offered for sale.