

**EXECUTIVE SUMMARY FOR**  
**ABBAY SPRINGS**  
**CONDOMINIUM NOS. 1 THROUGH 15**

Pursuant to Section 703.33 of the Wisconsin Statutes, this is the Executive Summary for Abbey Springs Condominium Nos. 1 through 15 furnished by Abbey Springs Inc.

- 1. Condominium Identification.** The name of the Condominium is Abbey Springs Condominium Nos. 1 through 15
- 2. Expansion Plans.** None
- 3. Governance.** The condominium association is Abbey Springs Inc. a Wisconsin Corporation that is self managed and governed by the Abbey Springs Board of Directors made up entirely of Unit Owners.

The powers, duties and management for the Association are described in the Articles of Incorporation and Bylaws contained in these disclosure materials. The address, fax and phone numbers and website for Abbey Springs Inc. are:

**One Country Club Drive**  
**Fontana, WI 53125**

**[www.abbeysprings.org](http://www.abbeysprings.org)**  
**PHONE 262-275-6113**  
**FAX, 262-275-8082**

The person or persons to contact for information regarding the Association in general may be contacted at the mailing address, email address, fax number or telephone number listed above, are:

**Lance Cotton, Executive Director**

- 4. Special Amenities.** The Condominium Association includes a Golf Clubhouse with a Banquet Room, Locker Rooms, Indoor Pool and Whirlpool, Outdoor Pool and Fitness Area. Other amenities include a Golf Course, Marina, Boathouse with Picnic Tent, Beach Park, and Yacht Club Restaurant which includes the decks and lower level facilities. Some areas such as the Golf Course and Marina require a fee but the maintenance of these facilities is included in the Association's annual budget and, therefore, within your monthly condominium fees. The Marina may and currently does have a waiting list for slips, buoys and dry storage. There is an annual food and beverage minimum spending program for each unit in the amount of \$750 per year, that amount may increase by a vote of the Board of Directors. The Association does offer memberships to non-residents to all of the above facilities with the exception of the Marina and Beach Area.
- 5. Maintenance and Repair of Units.** Each Owner shall be responsible for the maintenance and repair of the Unit owned by the Unit Owner and all equipment, fixtures and appurtenances to such Units. Further details are contained in Article V of the Declarations and Article V, Section 2 and 3 of the Bylaws.
- 6. Maintenance, Repair and Replacement of Common Elements.** The Association is generally responsible for the maintenance, repair and replacement of the common elements in accordance with Article V of the Declarations and Article V, Sections 2 and 3 of the Bylaws. The person responsible for such items is the Executive Director. Routine repairs and replacements are funded from unit owner assessments. Extraordinary repairs and replacements are also funded through unit owner special assessments which are subject to approval by a vote of the Unit Owners.
- 7. Rental of Units.** Units may be rented subject to the attached rules and regulations.
- 8. Unit Alterations.** No Person may place on the common and limited common element grounds any improvements other than those which have been approved by the Board as complying with the applicable Architectural Standards for all matters, including, but not limited to, the designation of Building Setbacks; and no Person may change the exterior appearance of his/her Unit without the approval of the Board, and as provided in the Condominium Declarations and Article V, Section 6 (D) & (G) and Article V Section 10 of the Bylaws; and all such approvals by the Architectural Review Committee shall be deemed to be the approval of the Board of Directors for the purposes of the Act.

- 9. Parking.** Each Multi-Family and Single Family Unit Owner receives three (3) full access parking stickers annually. There is no overnight parking (1:00 AM to 6:00 AM) on Abbey Springs roads. In the multi-family condominium areas, each unit may have a maximum of two (2) vehicles parked at any time (including guest's vehicles). Single Family Units are responsible for supplying their own parking on their limited common element "lot". Additional parking for overflow cars is at the Clubhouse parking lot.
- 10. Pets.** Pets are permitted, but strictly subject to the attached rules and regulations adopted by the Board of Directors of the Association from time to time and under Article V, Section 6 (E) of the Bylaws.
- 11. Reserves.** The Units Owners by vote in 2006, declined to carry a Statutory Reserve Account under Section 703.163 of the Wisconsin Statute for the replacement of Common Elements and Limited Common Elements. The Board did vote to establish a reserve of \$1,000.00 for the Association Common Elements.
- 12. Fees on New Units.** There are no developer owned units in Abbey Springs.
- 13. Amendments.** Amendments to the Declaration or the Bylaws could alter the rights and obligations of a Unit Owner. The process for amending the Declaration requires the agreement of 75% of the votes in the Condominium Area and the written consent to the Unit Owner's mortgagees to approve an amendment. The process of amending the Bylaws requires the affirmative vote of 67% of the unit owner votes in the Association to approve an amendment.
- 14. Other Restrictions or Features.** The Condominium Declaration, Membership Rules and the Association Bylaws contain important information with regards to the use of all property located within Abbey Springs. As a result, both instruments should be carefully reviewed by potential purchasers and their insurance agent.