

EXECUTIVE SUMMARY

- (1) CONDOMINIUM IDENTIFICATION. The name of the Condominium is The Bastide at the Gatehouse, a Condominium.
- (2) EXPANSION PLANS. The Declarant has reserved the right to expand the Condominium in the future, but the Declarant does not currently have any plans to expand the Condominium.
- (3) GOVERNANCE. The name of the Association is The Bastide at the Gatehouse Condominium Association, Inc. The address of the Association is 407 Pilot Court, Suite 400, Waukesha, Wisconsin 53188. The Association is managed by Highstone Management, 407 Pilot Court, Suite 400, Waukesha, Wisconsin 53188, (262) 524-0500. Highstone Management may be contacted regarding the Condominium in general.
- (4) SPECIAL AMENITIES. The Condominium does not have any special amenities.
- (5) MAINTENANCE AND REPAIR OF UNITS. Each Unit Owner shall be responsible for keeping the interior of their Unit and all of its equipment, fixtures, and appurtenances in good order, condition and repair, and in a clean and sanitary condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. The Unit Owner shall be responsible for all plumbing fixtures and piping connected to the Unit, fireplace, chimney and flue, the replacement of windows, doors, lighting fixtures, refrigerators, air conditioning equipment, and all components of any furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges or other equipment which may be in, or connect with, the Unit.
- (6) MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS.
_____ is the person responsible for the maintenance, repair and replacement of Common Elements and Limited Common Elements. Repairs or replacements will be funded from Unit Owner assessments, reserve funds or both.
- (7) RENTAL OF UNITS. Unit Owners may lease or rent a Unit upon terms and conditions which comply with the following:
 - All leases must be in writing.
 - Copies of leases must be provided to the Secretary of the Association within seven (7) days of signing.
 - The minimum term of a lease shall be one hundred eighty (180) days.

- The Unit owner remains personally liable for Assessments or other charges due under the Condominium Declarations.
- The lessee is also liable for Assessments and other charges due from the Unit Owner under the Condominium Declarations.
- No rooms of a Unit may be rented.
- No transient occupants or tenants are permitted.

All leases or rental agreements shall be in writing. Any persons occupying a Unit with the authority of a Unit Owner shall comply with all the restrictions, covenants and conditions imposed by the Declaration, the Bylaws and the rules of the Association.

(8) UNIT ALTERATIONS. A Unit Owner shall not, without first obtaining the written consent of the Association or the Architecture Control Committee, as applicable, make any alteration that would jeopardize the soundness or safety of the Condominium, reduce the value of the Condominium, or impair any easement or hereditament, or change the exterior appearance of a Unit or any other portion of the Condominium not part of the Unit. A Unit Owner may make improvements or alterations within the Unit that do not impair the structural integrity, or lessen the support of any portion of the Condominium, and that do not create a nuisance substantially affecting the use and enjoyment of other Units or the Common Elements.

(9) PARKING. [DESCRIBE PARKING]

(10) PETS. Pets are limited to certain dogs, cats and birds. Dogs shall not be larger than 50 pounds. Exotic pets, reptiles, ferrets and the like are not allowed. Certain breeds of dogs are not allowed. Unit Owners may keep no more than two (2) pets per Unit.

(11) RESERVES. The Association maintains reserves for repair and replacement of Common Elements beyond routine maintenance. A statutory reserve account under Wisconsin Statute Section 703.163 is not maintained.

(12) OTHER RESTRICTIONS OR FEATURES. None.