

**DISCLOSURE MATERIALS**

**PRAIRIE PARK AT SWAN CREEK CONDOMINIUM  
5192, 5194, 5196 and 5198 Sassafras Drive  
Fitchburg, WI 53711**

**Declarant:** Capitol Housing, LLC  
1249 Williamson Street  
Madison, WI 53703

**Declarant's Agent:** John Sveum  
1249 Williamson Street  
Madison, WI 53703

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 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 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 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.

## PRAIRIE PARK AT SWAN CREEK CONDOMINIUM

The disclosure materials the Seller is required by law to provide to each prospective condominium purchaser contains the following documents and exhibits:

<u>INDEX</u>	<u>Tab</u>
1) <u>EXECUTIVE SUMMARY</u> . The executive summary highlights for a buyer of a Condominium Unit essential information regarding the Condominium. The executive summary begins at tab.....	1
2) <u>DECLARATION</u> . The Declaration establishes and describes the Condominium, the Units and the Common Elements and begins at tab.....	2
3) <u>BYLAWS</u> . The Condominium, in general, is governed by a Wisconsin Non-Stock Corporation, known as the Prairie Park at Swan Creek Unit Owners Association, Inc. (hereinafter " <b>Unit Owners Association</b> "). The Unit Owners Association has adopted By-Laws containing rules, which govern the Condominium and affect the rights and responsibilities of Unit Owners. The By-Laws begin at tab .....	3
4) <u>ARTICLES OF INCORPORATION</u> . The operation of the Condominium is governed by the Unit Owners Association, of which each Unit Owner is a member. Powers, duties, and operation of the Unit Owners Association are specified in its Articles of Incorporation. The Articles of Incorporation begin at tab.....	4
5) <u>MANAGEMENT OR EMPLOYMENT CONTRACTS</u> . Certain services will be provided to the Condominium through contracts with individuals or private firms. These contracts, which may include a management agreement between the Unit Owners Association and the Declarant, or an affiliate of the Declarant, have not been negotiated at the time of recording of the Declaration of Condominium and are unlikely to be negotiated until the completion of the construction of the Units.	
6) <u>ANNUAL OPERATING BUDGET</u> . The Unit Owners 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 budget is adopted annually by the Unit Owners Association. The projected first year operating budget begins at tab .....	5

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**Tab**

- 7) EXPANSION PLANS. The Declarant has not reserved the right to expand the Condominium.
  
- 8) FLOOR PLAN AND MAP. The Declarant has provided a floor plan of the Unit being offered for sale and a map of the Condominium, which shows the location of the Unit you are considering and all facilities and common elements, which are a part of the Condominium. The floor plan and map begin at tab..... **6**
  
- 9) RULES AND REGULATIONS. The Condominium is subject to certain Rules and Regulations, which Rules and Regulations are at tab..... **7**
  
- 10) DECLARANT'S RIGHT TO AMEND THE DECLARATION. In Article XV of the Declaration, the Declarant has reserved the right, in the use of the Declarant's sole discretion, to amend the Declaration and Condominium Plat, without the consent of any Unit Owner, mortgagee or land contract vendor of any Unit, or the Association, for the sole purpose of documenting any changes in the Condominium or any Units, Common Elements or Limited Common Elements as actually constructed, from that described in Declaration and the Condominium Plat. Any party that accepts title to a Unit in the Condominium, or any party that takes a security interest therein (including a mortgage or land contract), appoints the Declarant as such party's attorney in fact to execute any such amendments to the Declaration and Condominium Plat.

[END]