

INDEX TO DISCLOSURE MATERIALS

In compliance with disclosure requirements of the Wisconsin Condominium Ownership Act, this book is provided to each prospective purchaser of a Unit in The Hamptons Condominium, and contains the following documents and exhibits:

1. **DECLARATION.** The Declaration establishes and describes the condominium, the units and the common elements.
2. **EXPANSION.** The Declarant has not reserved the right to expand the Condominium in the future.
3. **FLOOR PLAN AND MAP.** The Declarant has provided floor plans of the units 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 part of the condominium. The plans and map begin at Exhibit A1.
4. **PERCENTAGE OF OWNERSHIP.** Each unit's percentage of ownership in the Common Elements of the Condominium shall be as set forth in Section E, paragraph 1, of the Declaration.
5. **ARTICLES OF INCORPORATION.** The operation of a condominium is governed by the Association, of which each unit owner is a member. Powers, duties and operation of an Association are specified in its Articles of Incorporation.
6. **BYLAWS.** The Bylaws contain rules which govern the condominium and affect the rights and responsibilities of unit owners.
7. **MANAGEMENT OR EMPLOYMENT CONTRACTS.** There are no management or employment contracts in effect to date.
8. **LEASES.** Units in condominiums may be sold subject to one or more leases of property or facilities which are not a part of the condominium. There are no such leases or agreements to date involving The Hamptons Condominium.
9. **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, real estate taxes and utility payments. The budget is shown on the last page of these disclosure materials.