

Georgetown Buyer's Key Information Summary

PETS

“A permitted pet is defined as caged birds or common small tank fish. A permitted animal is defined as domestic dogs or cats of a maximum dimension in height of less than 14” and a maximum weight of less than ten (10) pounds when fully grown. Owner occupants of a Unit are allowed a maximum of one dog and/or two cats. Tenant occupants shall not be allowed to have dogs or cats.” “Animals shall not be allowed at large and...shall not enter and exit the building through the main entrance”.

RENTAL OF UNITS BY OWNERS

“The Units shall be occupied and used only for private residential dwelling purposes... a Unit...may not thereafter be leased except for a term of **not less than six (6) months**, unless the Board of Directors agrees in writing to a shorter period of time.”

Renters must comply with all of the restrictions, covenants and conditions imposed hereunder on an Owner, and no unit shall be occupied by more than two (2) unrelated persons.

AIR CONDITIONING UNITS

“Air conditioning units shall not be placed in east-facing windows on Hackett Avenue.”

BOUNDARIES OF THE UNITS AND OWNER RESPONSIBILITY FOR MAINTENANCE AND REPAIRS

The vertical boundaries of each unit are the center line of both the interior and exterior walls bounding a Unit; the lower horizontal boundary of a Unit is the upper surface of the base floor of the lowest level of the unit, and the upper horizontal boundary is the under surface of the ceiling. “All windows, window frames and doors, including all glass in all windows and doors, shall be considered a part of the Unit. All installations for providing power, light, gas, hot and cold water, heating, refrigeration and air conditioning exclusively to one Unit shall be considered a part of that Unit.”

Owners are responsible for the care and maintenance of the interiors of their Units and the appliances and equipment within.

Owners may not make alterations to their Units that impact the common areas without the consent of the Board of Directors.

MONTHLY ASSESSMENTS

As of 2019, the monthly assessment for large units is \$375 a month, and \$187.50 for the two small units. Payments are due by the 10th of each month to the condominium manager. These monthly fees cover gas (both heat and gas stoves), water, common area electricity, plus maintenance of the grounds, the exterior and common areas of the building.

PARKING

There is no off-street parking included in condo ownership with the exception of one alley space owned by the Garden Unit. Permits for street parking, both daytime and overnight, are available from the City of Milwaukee. Monthly off-street, covered parking may be purchased for a monthly fee in the Associated Bank structure at Downer and Bellevue from Secure Parking, 414-847-5723.

RESERVE FUND

The Association deposits a minimum of 10% of the year's annual assessments on an annual basis to be saved for large capital improvements as needed and to avoid special assessments when possible.

(Items in quotes are per the First Amendment to the Declaration.)