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FILE COPY

FILE NO. 1391

DISCLOSURE MATERIALS
FOR
LIGHTHOUSE BAY II,
A CONDOMINIUM

D I S C L O S U R E M A T E R I A L S

F O R

LIGHTHOUSE BAY II, A CONDOMINIUM
Lighthouse Bay Drive, Madison, Wisconsin

DECLARANT: William E. Von Rutenberg and
Elizabeth L. Von Rutenberg,
tenants-in-common, doing business
as Lighthouse Bay Joint Venture,
5360 Westport Road
Madison, WI 53704

REGISTERED AGENT: Arthur W. Jorgensen, Jr.
6314 Odana Road, Suite 15
P. O. Box 56190
Madison, WI 53705

(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 BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

(3) YOU MAY AT ANY TIME WITHIN FIVE (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.

I N D E X

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

(1) Declaration. The declaration establishes and describes the condominium, the units and the common areas. The declaration begins on page 1.

(2) Bylaws. The bylaws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The bylaws begin on page 39. The rules for the use of the tennis courts appear on page 64a.

(3) 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. The articles of incorporation begin on page 65.

(4) Management and Maintenance Contracts. Certain services are provided to the condominium through contracts with individuals or private firms. These contracts begin on page 71.

(5) 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 and utility payments. The budget begins on page 72.

(6) Expansion Plans. The declarant has reserved the right to expand the condominium in the future. A description of the plans for expansion and its effect on unit owners begins on page 75.

(7) Floor Plans and Map for Buildings 1, 2 and 4, 5320-5340 Lighthouse Bay Drive. The declarant has provided a floor plan of the units located in Buildings 1, 2 and 4 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 areas which are part of the condominium. The floor plans and map begin on page 77.

(8) First Amendment to Declaration of Condominium: Building 3, 5316-18 Lighthouse Bay Drive. A description of the property added to the condominium through the first expansion of the condominium and the effects of this expansion on unit owners begins on page 86.

(9) Floor Plans and Map for Building 3, 5316-18 Lighthouse Bay Drive. The declarant has provided floor plans of the Building 3 units being offered for sale and a map of the condominium which shows the location of the Building 3 unit you are considering and the facilities and common areas which are part of the condominium. The floor plans and map begin on page 94.

(10) Second Amendment to Declaration of Condominium: Building 6, 5329-31 Lighthouse Bay Drive. A description of the property added to the condominium through the second expansion of the condominium and the effects of this expansion on unit owners begins on page 96.

(11) Floor Plans and Map for Building 6, 5329-31 Lighthouse Bay Drive. The declarant has provided floor plans of the Building 6 units being offered for sale and a map of the condominium which shows the location of the Building 6 unit you are considering and the facilities and common areas which are part of the condominium. The floor plans and map begin on page 104.

(12) Nov. 3, 1994 AMENDMENTS DECLARATION + BYLAWS.

(12) Third Amendment to Declaration of Condominium: Buildings 5 and 7, 5314 and 5323-25 Lighthouse Bay Drive. A description of the property added to the condominium through the third expansion of the condominium and the effects of this expansion on unit owners begins on page 106.

(13) Floor Plans and Map for Buildings 5 and 7, 5314 and 5323-25 Lighthouse Bay Drive. The declarant has provided floor plans of the units located in Buildings 5 and 7 being offered for sale and a map of the condominium which shows the location of the unit you are considering and the facilities and common areas which are part of the condominium. The floor plans and map begin on page 115.