

## DISCLOSURE MATERIALS

DEER POINT TRAIL CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., A WISCONSIN NON-STOCK CORPORATION FORMED UNDER WIS. STAT. CHAPTER 181

Seller Name: **Alexander Seymour** Seller Address: **35 Deer Point Trail, Madison, WI 53719**

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER AND MEMBER OF THE DEER POINT TRAIL CONDOMINIUM HOMEOWNERS ASSOCIATION ("DPT CONDO ASSOCIATION"). IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

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.

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 HAVE 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN 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. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

### Disclosure Materials Index

<i>Section</i>	<i>Document Title</i>	<i>Notes</i>
1	Declaration	Amended
2	Exhibit I: Condominium Plat / Floor Plan	
3	Exhibit II: Appurtenant Common Element Ownership	Replaced; see First Amendment
4	First Amendment to Declaration (May 1994)	
5	Second Amendment to Declaration (May 1997)	
6	Articles of Incorporation	
7	By-Laws	Amended

<b>8</b>	First Amendment to By-Laws (May 1997)	
<b>9</b>	Condominium Rules	
<b>10</b>	Management Contract	
<b>11</b>	Executive Summary	
<b>12</b>	Current Annual Operating Budget	
<b>13</b>	Annual Owner Meeting Minutes (Years 2021, 2022, & 2023)	

**Additional Disclosure Information**

- Other than the December 13, 2020 Management Agreement provided, there are no proposed or existing management contracts, employment contracts or other contracts affecting the use, maintenance of or access to any part of the condominium.
- There are no proposed or existing lease agreements impacting the DPT Condo Association or any part of the condominium.
- There are no plans to expand the condominium. See Declaration Article XVI, Section 16.01 (“No Reservation of Right to Expand”).

**DECLARANT:**



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*Signature*

Alexander Seymour

*Print Name*

DPT Condo Association Board President

*Title*

35 Deer Point Trl., Madison, WI 53719

*Address*