

DISCLOSURE MATERIALS COVER SHEET

NAME & LOCATION OF CONDOMINIUM

NAME & ADDRESS OF SELLER

Maple Wood Condominium Association, Inc.
6 Maple Wood Lane, Box A
Madison Wisconsin 53704

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 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.

MAPLE WOOD CONDOMINIUM ASSOCIATION, INC.
(Madison, WI 53704)

DISCLOSURE MATERIALS
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Executive Summary – The executive summary highlights for a buyer of a condominium unit essential information regarding the condominium. The executive summary begins on **PAGE A-1**.

Declaration – The Declaration establishes and describe the condominium, the units and the common areas. The Declaration begins on **PAGE B-1**.

Bylaws – The Bylaws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The Bylaws begin on **PAGE C-1**.

Articles of Incorporation – The operations of a condominium is governed by the association, of which each 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 D-1**.

Management/Employment Contacts - Certain services are provided to the condominium through contracts with individuals or private firms. These contracts begin on **PAGE E-1**.

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 in addition to mortgage and utility payments. The budget begins on **PAGE F-1**.

Leases – Units in this condominium are sold subject to one or more leases of property or facilities which are not part of the condominium. These leases, if any currently exist, begin on **PAGE G-1**.

Expansion Plans – The reservation of the right to expand under our Declaration has expired. The details are found in the Declaration, Section Twelve, see **PAGE B-17**.

Floor Plans and Maps – The seller 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 areas which are part of the condominium. The floor plans and maps (for all units) begin on **PAGE I-1**.

Other Items – In addition to the items listed above as required by Wisconsin Statutes 703.33, Maple Wood provides additional relevant information. This information begins on **PAGE J-1**.