

Broker Disclosure and Information

- 1) There is a road maintenance fee of \$200 per year that the sellers pay.
- 2) When the sellers camped on their property, they used a buried plastic container for sewage. This container will be removed prior to closing by the sellers.
- 3) In the real estate broker's opinion, it is unclear in the covenants what the minimum square footage requirement is, if there is one, for the first floor of a two-story home.
- 4) The two piles of wood/firewood are included in the sale.
- 5) Regarding the condominium land, one of the board members, Al Weber expressed: "Excluding the main roads for car/truck traffic or the steep bluffs as common area, I would guess about 45-50 acres is usable terrain for hiking and hunting. Regarding UTVing, the wooded area only has a few logging roads which are not meant for UTV trails. There are miles of nearby gravel or blacktop roads marked for UTVs which are fun and scenic. Also, most members have a UTV but use association roads only as an entrance & exit to Cty Hwy A. From there people can go to town or to local marked UTV trails. The association roads are not meant as "trails" so running up and down association roads repeatedly is not allowed." If you have questions regarding the condominium association covenants and share land, you can contact Al Weber at 608.778.2746.

 Daniel Kiedinger, Broker

03/05/25