



www.cottageglen.com



920.854.9799

COMMONLY ASKED QUESTIONS

Q. WHAT ARE THE ASSOCIATION FEES?

A. The Association Fees are currently \$290 per month, payable quarterly. Association fees are subject to change. For free-standing cottage homes larger than 2400 square feet, there is a surcharge of 4.5% on the Association Fees.

For comparisons to other condominium communities, please consider that Cottage Glen offers a variety of recreational amenities, a community well and sanitary system (with no separate sewer fees or holding tank pumping), and a resident caretaker.

Q. WHAT DO THE ASSOCIATION FEES COVER?

A. The Association fees cover operating expenses such as payroll, road maintenance, use and upkeep of the common elements, trash removal, recycling, snow removal, and sanitary system and water usage. The fees also fund specific reserves for items such as painting, roofing, equipment replacement, and road resurfacing.

Q. WHAT AMENITIES DOES COTTAGE GLEN OFFER?

A. Cottage Glen features indoor & outdoor pools, whirlpool, sauna, tennis courts, a complete fitness center, groomed hiking trails, picnic area and underground utilities, all in a beautiful wooded setting. For more details, see "Recreational Amenities."

Q. CAN I MODIFY MY HOME?

A. All exterior and interior structural changes must be approved by the Association. Exterior cosmetic changes must also be approved by the Association.

Q. WHAT ABOUT MY LANDSCAPING?

A. Owners of free-standing and patio homes will be responsible for maintaining their own landscaping within a defined area around the residence. Property beyond this defined area will be maintained by the Association in a manner consistent with the natural setting. In order to maintain uniformity around the 4-unit buildings, owners will not be allowed to have individual landscaping. All plantings around the 4-unit buildings will be maintained by the Association.

Q. WHO IS THE LENDER FOR COTTAGE GLEN?

A. Baylake Bank in Sturgeon Bay is the lender to the development. Purchasers interested in financing their units are encouraged to contact Mike Gilson for current financing rates and terms.

Q. IS THERE A RESIDENT CARETAKER?

A. Yes. Doug McCubbin is the full-time resident caretaker. He & his wife, Phyllis, live in one of the cottages at Cottage Glen.



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COMMONLY ASKED QUESTIONS - 2

Q. WHAT ARE THE WARRANTIES ON APPLIANCES?

A. All manufacturers' warranties will pass to Owners at closing.

Q. ARE PETS ALLOWED?

A. Owners are allowed a maximum of two domesticated pets (dogs &/or cats). Pets must be on leash or in the owner's hands while outdoors. Owners are responsible for picking up after their pets. Renters are not allowed to have pets on the property.

Q. IS OUTDOOR GRILLING ALLOWED?

A. Gas grills only are allowed at the residences in Cottage Glen and they must conform with local ordinances.

Q. WHAT ARE THE ESTIMATED TAXES FOR A HOME AT COTTAGE GLEN?

A. Liberty Grove property taxes for 2007 were approximately 0.85% of the "Estimated Fair Market Value". Your purchase price is a reasonable indicator of "Estimated Fair Market Value". It is therefore believed that a conservative assumption for property taxes would be 1% of the purchase price. (Please note that the 2007 Tax Rate was \$10.465714 per \$1,000 of Assessed Value with an Assessment Ratio of 81.10%).

Q. HOW MANY HOMES WILL THERE BE AT FULL OCCUPANCY?

A. There are a total of 74 homes planned at Cottage Glen. 73 of the homes are or will be owner occupied and the 74th home is for the resident caretaker. The caretaker's home is owned by the Homeowners' Association.

Q. HOW WILL DECISIONS BE MADE? WHAT ARE THE VOTING RIGHTS?

A. The Association will have a Board of Directors which is currently controlled by the Developer. Each unit owner will have a vote in all elections and the Developer will have special voting privileges according to the Declaration.

Q. WHAT IS THE RENTAL POLICY?

A. The rental policy is one month minimum.

Q. HOW ARE HEAT AND ELECTRIC COSTS CHARGED TO EACH UNIT?

A. Propane tanks will provide fuel for each home. Owners will be billed for their actual consumption by the Association's propane provider. Likewise, each home will have a meter for electrical service and each owner will receive an individual bill from WPS.

Q. IS CABLE SERVICE AVAILABLE? IS THERE HIGH SPEED INTERNET ACCESS?

A. Yes. Charter Cable has wired Cottage Glen. So a home owner just needs to contact Charter and order the cable and/or internet service that the owner prefers.