

FREQUENTLY ASKED QUESTIONS

What changes can I make to my condominium prior to construction?

The interior of the condominium can be completely custom built prior to construction as long as the exterior of the condominium isn't affected. If you are uncertain how much a change will cost, we are happy to price anything out for you. If you choose not to change the plan, you may still customize the interior by simply changing the flooring, lighting, cabinets, trim color and appliances. Because our condominiums have allowances on these items, you can make your condominium very personal without added cost. We offer samples of our allowance items in our office for your convenience, as well as personal assistance in making your selections.

What is the Association Fee and what does it cover?

The fee is \$ _____ per month and includes snow removal from private roads, driveways and sidewalks, landscaping maintenance (except garden options if chosen), all of the insurance for replacement value on the condominium and a reserve fund.

Will the fee go up?

Only as costs for provided services increase, or as services are added to the budget.

What is a reserve fund?

It is the savings account for the condominium association. When repairs are needed that are not covered in the normal budget (driveway sealing, roof repair, etc.) the reserve is available for the unit owners to use to pay for those items by vote of the association. That way, surprise assessments are seldom necessary.

If the association's insurance covers replacement value, what do unit owners cover?

Personal belongings, a \$100,000 liability policy, and anything added to the condominium after closing.

How does the association work?

All owners become a member of the association which is run by a board of directors. The board of directors is an advisory body only for matters directly affecting the development. Upon 100% of the units sold, the board of directors shall become the primary governing body of the development. The association decides on any rule changes or changes to your services and fees.

Who maintains the inside of the condominiums?

_____, Inc. gives you a one year builder's warranty on the condominium, and the appliances and mechanicals are all covered under manufacturer's warranties. After the warranties run out, the condominium interior is just like owning a house; the unit owners are responsible for maintenance. Our Homeowner's Manual covers the warranty on each item in your home in detail.

How do taxes work?

Your condominium is assessed by the City of Marshfield, just like a single family home would be. Because of this, you also get the benefit of potential appreciated value on your condominium, should you decide to sell it later.

Once I own the condominium, can I do what I want to it?

Although there are restrictions for changes to the exterior, mainly for the protection of the value of the condominiums, the interior is yours to update and change as your lifestyle changes. Just like a single family home, if you are doing interior construction, you need to apply for a building permit and get plans approved by the association's board of directors.

PRAIRIE RUN SUBDIVISION

DEED RESTRICTIONS FOR SINGLE FAMILY CONDOMINIUMS 4-UNIT CONDOMINIUMS 3-UNIT CONDOMINIUM 2-UNIT CONDOMINIUMS

- A. Since the Prairie Run Group, Inc. will control all construction of condominiums, the following are a tentative list of objectives.
- 1) Exteriors to be similar in architectural design, using the prairie style.
 - 2) Exteriors to be maintenance-free materials.
 - 3) Setbacks for Single-Family and 2-Unit Condominiums
 - a. Minimum 10' lot line setback for residence;
 - b. Minimum 20' lot line setback for garage;
 - c. Minimum 15' between buildings.
 - 4) Setbacks for 3-Unit and 4-Unit Condominiums
 - a. Minimum 10' lot line setback for residence;
 - b. Minimum 20' lot line setback for garage;
 - c. Minimum 25' between buildings.
- B. All owners in the Prairie Run Subdivision will belong and subscribe to the rules endorsed by the Prairie Run Neighborhood Association, Inc.
- C. It should be understood that all driveway approaches will be shared in the condominium development, unless the condominium is a free-standing, single-family unit.

**PHASE I
STATISTICAL DATA - UNITS**

Condominiums

4-Unit	(7) 4-Unit =	28 Units
3-Unit	(1) 3 Unit =	3 Units
2-Unit	(15) 2-Unit =	30 Units
Single-Family	(8) 1-Unit =	<u>8 Units</u>
		69 Units

Single-Family

Lots	(22) Lots =	<u>22 Units</u>
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Total 91 Units

Commercial

Barry L. Cole, D.D.S.	7,500 sf.
Proposed Health Spa	5,600 sf.
Proposed Two-Story Commercial Building	21,600 sf.
Proposed One-Story Commercial Building	<u>7,800 sf.</u>

Total 42,500 sf.

Parking

Parking Ratio = 1 car/208 sf.	204 cars
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Roads and Sidewalks

All streets will be constructed by Prairie Run Group, deeded over to the City of Marshfield and, therefore, ultimately maintained by the City of Marshfield.

All sidewalks and walking trails within the street right-of-ways will be constructed by Prairie Run Group. The sidewalk maintenance (replacement), when within the street right-of-way, will be done by the City of Marshfield and assessed either back to the property owner or condo association. The sidewalk maintenance (snow removal) will be performed by either the condo association or the owner.

It is also our understanding through the developers agreement that all sidewalks on Pheasant Run and both Sunflower Drive and Wildflower Drive west of Prairie Drive will be optional to the developer, however, the City retains the right to order sidewalks if warranted in the future.

The trail maintenance (replacement), when within the street right-of-way, will be done by the City of Marshfield and assessed either back to the property owner or condo association. The trail maintenance (snow removal), when within the street right-of-way, will be performed by the City Recreational Department. Any maintenance of trails outside of street right-of-ways will be performed by the condo association.