

WIND MEADOWS CORPORATION EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective Wind Meadows buyers may be interested in learning. This information should be considered when contemplating the purchase of a Wind Meadows Patio, Manor, Village, Single or Prairie Meadow Home. All Wind Meadows property owners are members of Wind Meadows Corporation (WMC).

The following sections briefly summarize pertinent information about WMC. This Summary is not intended to replace the buyer's review or a professional review of the of the WMC documents.

Name of Homeowners' Association: Wind Meadows Corporation (WMC)

Mailing Address: 101 Bayfield Drive, Racine, Wisconsin 53402

Association Management: Washington Properties, Inc. is contracted through the WMC to provide property management services for the residents of Wind Meadows.

If You Want More Information About the WMC Homeowners' Association Contact: Renee Michna, Site Manager, WMC office is located at 101 Bayfield Dr., Racine, WI 53402. The office is open Monday through Friday from 9:00 a.m. to 3:00 p.m. The telephone number is 262-639-8974, the fax number is 262-639-1347, the email address is windmeadows@outlook.com and the website is www.w-p-inc.com.

Association Organization: The Association is divided into (financially) separate Parcel Service Areas (Patio Homes PSA I and PSA II, Manor Homes PSA III, Single Family Homes PSA IV and PSA VII, Village Homes PSA VI and Prairie Meadow Homes PSA VIII) for representation on the WMC Board of Directors.

Special Amenities or Features: The Association has a Leisure Center, swimming pool, four tennis courts, a walking/bike path and Meadow Lake for members use.

Parking: In PSA I, II, III and VIII, vehicles must be parked in garages or temporarily in guest parking areas. Overnight parking in private driveways is permitted in PSA VI and Single Family Homes (PSA IV and VII). Long-term storage is not provided. Boats, trailers, business vehicles, campers, snowmobiles, all-terrain vehicles, go-carts or any other recreational vehicles shall be permitted only if such parking and/or storage is completely within a garage. No snowmobiles, all-terrain vehicles, go-carts, or any other gas-powered recreational vehicles may be operated within Wind Meadows.

Pets: Pets are not permitted in any leased properties. Homeowner's in PSA I, II, III, VI and VIII are only allowed two (2) leashed pets as long as these pets do not annoy the neighbors and are not used for breeding or commercial purposes. Pets are regulated by the Wisconsin and Wind Point leash laws. No other animals, livestock or poultry of any kind shall be raised, bred or kept on any residential property.

Rental or Lease of Home: A home can be rented or leased with a minimum of a one-year rental or lease contract.

Maintenance/Replacement: Funds for current year maintenance and reserve accounts are included in the PSA's annual budget. Some maintenance and replacement costs are homeowners' expense.

Common Area Maintenance/Repairs: Funds for this work are included in the PSA Annual Budget and are held in the Leisure Center Reserve account.

Association Fees: Amounts vary by PSA, these amounts and are available by contacting the Wind Meadows office. The WMC Board sets the monthly assessment based on the individual PSA Annual Budget. The Association may require a Special Assessment to cover a shortfall in funds. All assessments are debited to the property.

Reserve Accounts: The Leisure Center and all PSAs, except Single Family Homes, have a Capital Reserve Plan designed to accumulate funds for long-life assets.

Alterations (Architectural Review Committee): Any change(s) to the exterior of a home including landscaping requires prior approval. The Architectural Review Committee is established to review these requests for change and to make a recommendation to the WMC Board for final approval or denial.

Modification of Association Disclosures: Amendment of WMC documents, such as the Bylaws or Articles of Incorporation, may be changed at a scheduled membership meeting by majority vote of the members present. Association Guidelines, Rules and Regulations may be modified by a majority vote of the WMC Board present at a regular Board meeting.

Reference Documents: WMC Restated Bylaws; Articles of Incorporation; Restated Declaration Of Conditions, Covenants, Restrictions and Easements; Guidelines, Rules and Regulations; Allocation of Expenses; Annual Budget; Capital Reserve Ten Year Plan.

Original: January 1, 2005

Revised: January 1, 2015