

POLICY MANUAL
Wind Meadows Corporation, Racine, WI

Subject:

Revision Date: January 22, 2001

Issue Date: June 1, 1988

COMMON/PRIVATE LAND

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Policy No.
POL.002

From time to time the Corporation or its members may wish to spend monies to effect an improvement, addition or restoration of buildings or landscaping. The Architectural Review Committee has certain responsibilities for the project as set forth by the Declaration of Conditions, Covenants and Restrictions and as provided in the Rules and Regulations of the Wind Meadows Corporation.

- I. The recorded deed description and plat drawings will be the controlling documents in determining what is "common" or "private" land.

- II. Unit owners in PSA's I, II, III, VI and VIII own the building and the land under the building. The area around each unit, as outlined by a solid line on the plat drawing is "common" area. However, the back or side portion that includes the deck is intended for the "exclusive" use of the unit owner.
 - A. For building additions within the "exclusive" use area the owner must have approval from the Architectural Review Committee and the Board of Directors.

 - B. For building additions on "common" land the unit owner, must in addition to the above approvals, obtain a petition signed by no less than 2/3 thirds of the residents in the affected PSA and the have the approval of the Village of Wind Point.

 - C. "Building additions" are defined as any appendage attached to the original structure of your home.

- III. Unit owners in PSA's IV and VII (single family) own the building and all the land surrounding the building as determined by the recorded deed and plat drawing.
 - A. For building additions as defined above the owner must have the approval of the Architectural Review Committee and the Board of Directors.

 - B. For building additions on "common" land the unit owner must in addition to the above approvals obtain a petition signed by no less than 2/3 thirds of the residents in the affected PSA and have the approval of the Village of Wind Point.

- IV. Owners with garage service doors that open upon the neighbors "exclusive" use area have an easement allowing access through the "exclusive" use area to the surrounding "common" area.
- V. For decisions relating to tree pruning, removal or replacement, the assumption is "common" land in so far as the determination of responsibility for the expense (See Allocation of Maintenance Expense, POL.017) with the following exception:
 - A. In PSA's I, II, III, VI and VIII trees or shrubs planted by the developer within three feet of the foundation, or within a fenced area are the responsibility of the unit owner.
- VI. The Maintenance Committee must be consulted regarding tree pruning on "common" land and the Architectural Committee must approve the removal or replacement of trees and shrubs on "common" land and within the three foot zone surrounding the foundation of the unit.

REFERENCES

October 12, 1989 advice from Steve Mekeel, attorney for S. C. Johnson who drafted the Declarations as recorded by Mary Welch, Site Manager.