

**WIND MEADOWS CORPORATION**  
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**RACINE, WI 53402**  
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TO: All Owners and Lessees; Members of the Wind Meadows Corporation

FROM: Wind Meadows Corporation

SUBJECT: Wind Meadows Corporation Guidelines, Rules and Regulations and Restated Bylaws

The Johnson Development Corporation drafted the first set of the Rules and Regulations and the Bylaws in 1975. The Restated Bylaws include amendments adopted in 1985, 1986, 1997, 1998 and 2004.

Enclosed is your copy of the current Wind Meadows Corporation (WMC) Guidelines, Rules and Regulations, Restated Bylaws and Late Payment Delinquency Procedures. Please note that in addition to these documents there are Restated Articles of Incorporation, Declaration of Conditions, Covenants, Restrictions, Policies, Procedures, Job Descriptions and Specifications regarding your specific Parcel Service Area (PSA) group. These documents are not part of this booklet because of their length but they may be obtained upon request.

Wind Meadows is an idea and a concept, both tangible and intangible. It is both the visible product of expert planning and the evolving concept to achieve a superior environment. The WMC was created as a non-stock, non-profit corporation to own and maintain all the open spaces in the project area. To own, maintain and operate the Leisure Center and its facilities. To exert architectural control over all buildings, site and land use plans. To establish and administer budgetary, financial, operational procedures and functions required to carry out, control and pay for services rendered. To enforce the: Conditions, Covenants, Restrictions and Easements for the protection of all Wind Meadows residents.

All homeowners and long-term tenants of homeowners automatically become members of the WMC and share in the rights, privileges and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability and aesthetic values.

By reading the enclosed documents you will learn how responsibilities are established and how the functions necessary for execution are delegated. You are eligible and encouraged, to serve on the WMC Board of Directors, to participate in advisory elections, to serve on the PSA committee representing your homeowner group and to serve on the various Operating Committees. If you still have questions, contact either the WMC Office or your PSA Director.

Please pay special attention to the Architectural Review Guidelines presented under Single Family, Manor, Patio, Garden, Prairie Meadow and Village Home Guidelines, Rules and Regulations. They have been updated to clearly state that all exterior changes to properties in Wind Meadows, both architectural and landscaping, must have prior approval of the Architectural Review Committee and the Board of Directors.

Your WMC Board has the responsibilities to manage and to administer the operation of the WMC. To do so, on a fair basis, certain rules are necessary. When you buy or lease a property in Wind Meadows, you are bound by: Guidelines, Rules and Regulations, Declarations, Articles of Incorporation, and the Bylaws.

The City of Racine provides safety, health, life support service, education, cultural and recreational services. Wind Meadows Committees are created, as needed, to sustain superior levels of environmental protection, maintenance and additional services that Wind Meadows residents expect.

For future reference, please keep these documents in a safe place. If you sell your home, you are required, under the 1985 Wisconsin Act 188, to furnish these documents to the buyer at closing.

WMC Board of Directors

Updated: 2/2020