

## **SUPPLEMENTAL POLICY GUIDELINES FOR THE ARCHITECTURAL REVIEW COMMITTEE**

### **Section 1. Aspect and Objectives of Review**

(a). The Design

The committee, in examining applications for design approval, considers the various aspects of design, with special emphasis on the following objectives.

(b). Landscape and Environment

To maintain Wind Meadow's aesthetic beauty by preventing the unnecessary destruction of the natural or man-made landscape.

(c). Relationship of Structures and Open Spaces.

To ascertain that the treatment of built-up and open spaces is designed so that they relate harmoniously to the terrain and to existing buildings that has a visual relationship to the proposed development.

(d). Protection of Neighbors

To protect neighbors and ensure that reasonable provision has been made for all aspects of design which may affect neighboring property: surface water drainage, sound buffer and view, light and air blockage.

### **Section 2. Review Criteria**

(a). Submissions

Evaluate each application on individual merits. The type of house and individual site should be considered. What is appropriate for the exterior of one home may not be for another. An exterior change to a single-family home would have less of an impact than a patio home because of its adjoining properties.

These design decisions should be made by reviewing the application without personal bias. Judgments of design are based on more specific terms, and the general standards of the Declaration.

(b). Relation to the Natural Environment

Fencing in particular can have damaging effects on the feeling of open spaces. Other factors such as the removal of trees, disruption of the natural topography and changes in rate or direction of storm water run off also adversely affect the natural environment.

(c). Conformance with Covenants

All applications are reviewed to confirm that the project is in conformance with the Declaration.

(d). Validity of Concept

The basic idea must be sound and appropriate to its surroundings.

(e). Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

(f). Location and Impact on Neighbors

The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct views, breezes or access to neighboring property. Decks or larger additions may cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with the neighbors prior to making an application. It may be appropriate in some cases to submit neighbor comments along with the application.

(g). Scale

The size (in three dimensions) of the proposed alteration should relate to adjacent structures and its surroundings.

(h). Color

The existing home and the addition's roof and trim should be matching colors.

(i). Materials

Continuity must be established by use of the same or compatible materials as were used in the original home. For instance, wood siding on the original home must be elected in the addition. On the other hand, an addition with wood siding may be compatible with a brick home.

**Section 3. Workmanship**

(a). The quality of the work must be comparable to the existing home. WMC (Wind Meadows Corporation) assumes no responsibility for safety of new construction by virtue of design or workmanship.

(b). Timing

All applicants must provide an estimated date of completion. If such time period is unreasonable, the ARC (Architectural Review Committee) may disapprove the application. If the approved application is not completed within a 12-month period, a new application must be submitted.

**Section 4. Compliance Provisions**

(a). Flexibility

Cases may arise, where the normal application of the WMC standards is inappropriate, due to an unanticipated situation or a situation that would result in an extreme hardship. In these cases the design objectives of WMC can be met by other means than those set forth in the Guidelines, Rules and Regulations. The ARC will consider such cases and, if appropriate, grant variances provided that the design objectives are met.

(b). Approval/Disapproval

When an application is approved/disapproved by the ARC and the Board of Directors, the applicant will be advised in writing.

(c). Appeal

An applicant, upon receiving a notice of disapproval, is permitted to appeal to the WMC Board of Directors. A two-thirds vote at a Board meeting is required to overturn the decision.

(d). Compliance Inspection

A designated representative of the ARC will make a compliance inspection at the time of the estimated completion date and subsequently if necessary.

## Section 5. Corrective Action

(a). Promptness

As soon as an apparent violation is observed and confirmed, the ARC Chairman or the Site Manager shall send a letter to the offender reminding him/her of the design review requirements. If an application was not submitted, enclose a copy of the Policy Guidelines and an ARC application form. If the offending party has design approval but has altered the approved plans, ask the party to take corrective action promptly.

(b). Attitude

ARC proposal review shall be inspected with an open-mind, problem solving, result oriented approach. Pitting neighbor against neighbor must be avoided.

(c). Resolution

In addition to other remedies available to the Corporation or to owners under the Declaration, the Bylaws, or applicable law, the Corporation shall have the right, following delivery of written notice of violation and expiration of 30 days without cure of the violation by the owner, to impose against any owner in violation of the Declaration, the Bylaws, or these Rules and Regulations, a fine against the owner according to the following schedule:

A fine of \$200 per month for the first twelve-month period.

If the violation is not cured within twelve months, the amount of the fine will double to \$400 per month for the next twelve months.

These fines will not be prorated for partial months and are applicable to all Wind Meadows Corporation Guidelines, Rules and Regulations.

Fines are to be paid immediately to the Corporation. If any fine is not paid within ten days after billing, the Corporation will apply the Wind Meadows Corporation Delinquency Procedure, PRO.017.

If a violation is by a lessee and the lessee or owner do not cure the violation after both lessee and owner have received written notice and 30 days have passed, the above fine schedule will be imposed against the owner of the property.

This Section 5 (c). does not have any effect on the ability of the Corporation to seek legal action under Article X, Section 7 (c.) (3.) of the Wind Meadows Corporation Restated Bylaws.

## **ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

This outlines the parameters that homeowners should use when making a request. This does not imply automatic approval of items covered or disapproval of those not covered.

### **Section 1. Erection of Sheds/Dog Runs**

- (a). No sheds or similar structures may be erected in Wind Meadows. No dog runs or doghouses are allowed.

### **Section 2. Privacy Walls and Fencing**

- (a). Patio, Manor, Village and Prairie Meadow Homes
  - (1). Fences must be of natural wood and match existing fencing erected by the developer in style, color and design.
  - (2). All enclosures must be located within the applicant's private lot area.
  - (3). The enclosure must provide at least one entry to common property, a minimum of 3½ feet wide.
  - (4). Gates must be of natural wood and match existing fencing erected by the developer in style, color and design.
  - (5). Proposed privacy walls can be no higher than eight feet.
  - (6). All privacy walls must be stained with the WMC approved stain.
  - (7). All enclosures must be rectangular in shape.
  - (8). The outside privacy walls, where applicable, must remain as originally designed.
  - (9). The unit owner must maintain all enclosed areas.
  - (10). A building permit, where applicable, according to Village regulations, must be obtained before construction begins.
- (b). Single Family Homes
  - (1). No fencing is allowed in Single Family Home areas (PSA IV and VII).

### **Section 3. Planting**

- (a). Manor, Patio, Village and Prairie Meadow Homes
  - (1). Planting areas shall be mulched.
  - (2). There shall be no picket fences or any types of edging placed around planting areas without prior approval of the ARC.
  - (3). No future window boxes are permitted.

### **Section 4. Extension of Patios**

- (a). The design and construction of the patio extension must be approved by the ARC and it cannot be extended beyond private lot lines without the ARC approval.

### **Section 5. Awnings**

- (a). No awnings are permitted in Wind Meadows.

### **Section 6. Greenhouses and Vegetable Gardens**

- (a). No greenhouses or vegetable gardens are permitted in Wind Meadows. Only Single Family Homes are permitted to have a vegetable garden, in the deeded lot in the backyard, not to exceed 8 feet by 10 feet. If framing is used, 4 x 4 treated wood can be used; no fencing or any railroad ties are allowed. Gardens must be kept neat at all times.

### **Section 7. Bay Windows**

- (a). Only Single Family Homes are permitted to have bay windows.

## **SINGLE FAMILY HOME RULES AND REGULATIONS**

### **Section 1. Architectural Review**

The WIND MEADOWS ARCHITECTURAL REVIEW COMMITTEE consists of not less than three (3) nor more than seven (7) residents. This committee meets periodically, as it deems necessary, in order to control and monitor architectural and landscaping improvements, and the development of the various subdivisions and condominiums within WIND MEADOWS AND TO ENFORCE THE ARCHITECTURAL AND LANDSCAPING CONTROL REQUIREMENTS CONTAINED IN THE RESPECTIVE Declarations.

The committee makes recommendations to the Board, which then approves or disapproves all building and landscaping plans and specifications proposed by property owners within WIND MEADOWS. The committee is empowered to establish such procedures as it deems necessary to accomplish its purposes and must approve all exterior changes.

The purpose of the following visual requirements is to maintain the property values, aesthetic appearance and natural beauty of the WIND MEADOWS' development. Other technical requirements, such as setbacks, roof elevations, etc. may be obtained from the WMC office.

- (a). No owner shall add to, delete or change the appearance or structure of the exterior of any building or of landscaping, including all common and wooded areas without prior approval.
  - (1). Wheelchair ramps are permitted, but prior to installation a request must be submitted to the Wind Meadows Corporation (WMC) for approval of design, materials, color, etc. The wheelchair ramp must be removed when no longer needed and/or selling the home.
  - (2). Landscaping that is either private patio area or foundation planting may be changed or improved by the owner with Wind Meadows Corporation (WMC) approval, providing that the changes are harmonious with the established appearance of the surrounding structures.
- (b). It is the intent of the Corporation to restrict items such as gardens, furniture, statues, clotheslines, barbecue equipment, etc. No items shall be placed on common areas without express written permission of the Corporation.
- (c). Roll-up shutters are permitted only with prior approval from the ARC.
- (d). No swimming pools, above or below ground, are permitted.
- (e). Only wooden swing/fort/play sets are permitted with WMC (Wind Meadows Corporation) approval.

- (f). Only portable basketball hoops are permitted.
- (g). Satellite or TV dishes or external TV antennas will be subject to Policy "POL.004".
- (h). No exterior solar panels or collectors are permitted.
- (i). Exterior lighting is subject to the approval of the committee as well as the parcel service rules.
- (j). All garage doors must be closed when not in use.
- (k). No antennas, signs or other projections shall be attached to the outside walls or roofs of the building or yard without prior written consent of the Corporation.
- (l). Decorations may be installed for the Holiday Season from November 15th through January 15th. Exterior lighting must be done with approved outdoor wiring systems.
- (m). Only architecturally approved mailbox supports are permissible.
- (n). All new construction homes must be CATV wired.
- (o). No home will intentionally be designed like another without consultation with the Architectural Review Committee.
- (p). Rain barrels are permitted only with prior approval from the ARC.

In order for the Architectural Review Committee to carry out its duties and obligations for the mutual benefit of all property owners at WIND MEADOWS, it is necessary to have strict standards for construction and design, and therefore, the Architectural Review Committee wishes to advise all owners that it shall be their responsibility to strictly comply with the plans and specifications as approved.

Any approval granted by the Architectural Review Committee of WIND MEADOWS applies only to those particular plans and specifications. Any deviation or modification from the plans and specifications approved will be deemed a violation of WIND MEADOWS' Declaration of Covenants and Conditions for which the property owner shall be responsible.

Approvals of the ARC must be in writing. No verbal approvals, alterations or deviations will be permitted. The owner shall take immediate corrective action, at their expense, to correct any deviations or violations of the plans and specifications if the ARC determines that any construction or activity is taking place, which is in violation of or not in conformity with the approved plans and specifications.



WIND MEADOWS CORPORATION reserves the right to take whatever other action it deems necessary to correct any existing violation if an owner fails or refuses to do so. Any such action undertaken by WIND MEADOWS shall be chargeable to the owner. Nothing contained herein shall, however, require WIND MEADOWS to correct defect or nonconforming construction.

## **Section 2. Security**

- (a). Commercial solicitations of any kind are only permitted on the premises with a permit from the Village of Wind Point. Please notify the WMC office of this problem should it arise.
- (b). Posted speed limits must be observed. Please report any offenders to the Wind Point Police or County Sheriff.

## **Section 3. Fishing**

- (a). No fishing is permitted without a WMC Membership I.D. card or a WMC Special Limited Membership I.D. Card, issued by the WMC office, and a State of Wisconsin Fishing License.
- (b). A WMC member is allowed two (2) guests who must fish within sight of the I.D. cardholder at all times. The WMC member is responsible for their guests' actions.
- (c). I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.

## **Section 4. Pets**

- (a). Pets are regulated by the Wisconsin and Wind Point leash law, which states:
  - (1). "It shall be unlawful within the village to keep and possess a dog or cat unless the owner or keeper shall have the same inoculated against rabies by a duly qualified and licensed veterinarian, and further said dog or cat shall be inoculated in like manner in cases of emergency whenever ordered by the State Board of Health."
  - (2). "No person owning, harboring, or having in his possession any dog shall permit or allow such dog to run at large within the village or allow such dog to be upon any public street, road or right-of-way within the village, unless accompanied by an attendant who shall have such dog firmly held by collar and leash. No person owning, harboring, or having in his possession any cat shall permit or allow such cat to run at large within the village, or allow such cat to be upon any public street, road or right-of way within the village or in any yard or enclosure other than the yard or enclosure occupied or owned by such cat owner."

- (b). Owners shall assume full responsibility for any damage to persons or property caused by his or her pet.
- (c). Pets must be leashed and must not be walked or allowed on other owners' private property.
- (d). The owner is required to properly dispose of the waste his or her animal deposits on the Corporation property.
- (e). No animals shall be kept, bred or maintained for any commercial purpose.
- (f). Pets are not allowed at large on the common areas without a leash, and droppings are not to be left in the common areas.
- (g). No pet shall be allowed to create a disturbance or nuisance, nor interfere with the rights of others.
- (h). Invisible dog fences are permitted in the Single Family Homes only.
  - (1). The Village of Wind Point has sixty (60) feet of right-a-way; therefore the fence must be more than thirty (30) feet from the center of the street.
- (i). Pets are not permitted in any leased properties.

## **Section 5. General**

- (a). No resident shall make or permit any loud or disturbing noises in or about the buildings or permit any conduct by their family, guests or others which will interfere with the rights, comforts, or conveniences of other Property Owners. No resident shall play or permit to be operated, a phonograph, television, radio or sound amplifier in such a manner as to disturb or annoy other residents.
- (b). No owner or lessee shall be permitted to operate or advertise any business activity within WIND MEADOWS unless first approved in writing by the Board of Directors.
- (c). Estate sale, moving sale, garage sale, rummage sale, auction sale or any other type of sale signage, notice or other lettering shall only be exhibited or displayed during the hours of the sale. All articles for sale must be contained within the house, garage or driveway. No articles shall be placed in the yard.
- (d). One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") shall be placed outside on the homeowner's property. The sign can be put in place the first day the nomination papers are circulated by candidates and must be taken down within twenty-four (24) hours after the Election Day.

- (e). Builders/realtors/homeowners will be permitted to display only one sign and it must be on their property. No other signs or banners are permitted. Builders/realtors/homeowners must remove their "for sale" sign one week after "closing" has taken place.
- (f). No owner shall cause trash to be deposited in the common areas.
- (g). All trash must be in a secure and sanitary container and may not be placed outside earlier than the night before scheduled pickup.
- (h). No owner shall permit anything to be done or kept on his lot or in the common areas which will result in the cancellation or increase the cost of any insurance carried by the Corporation or which would be in violation of any law.
- (i). No owner shall remove, tamper with or impair the operation of the street lighting system in any way. It was designed and installed for the mutual safety and protection of all residents and must be fully operative to be effective.
- (j). Boats, trailers, business vehicles and campers are not permitted on Corporation property for more than 24 hours, unless in an enclosed garage or covered parking area, at the discretion of the Board of Directors.
- (k). No snowmobiles, all-terrain vehicles, go-carts, or any other gas powered recreational vehicles may be operated within Wind Meadows nor are they permitted on Corporation property; they must be stored in the homeowner's garage.

**Section 6. Dues, Assessments, Annual Meeting, Etc.**

- (a). The WIND MEADOWS CORPORATION assessments are due and payable on the first of each month. The association has lien rights as to assessments not timely paid.
- (b). Annual meetings are held in December or within thirty (30) days before or after said date. All property owners will be notified at least thirty (30) days prior to the meeting date.
- (c). WIND MEADOWS will maintain a current roster of all owners and their addresses. Please notify the WMC office of any change of address or ownership.
- (d). The business office of WMC is open Monday through Friday from 9:00 AM to 3:00 PM at 101 Bayfield Court.

## **Section 7. Compliance**

Each owner is bound by and agrees to comply with all Guidelines, Rules and Regulations set forth above, which may be amended from time to time by the Board of Directors. The above Guidelines, Rules and Regulations shall in no way amend or alter the Articles of Incorporation of WIND MEADOWS or its Bylaws or the Declaration, but shall only be supplemental thereto. In the event of conflict, the order of authority shall be the Declaration, Articles of Incorporation, the Bylaws and these Guidelines, Rules and Regulations.

## PATIO HOME RULES AND REGULATIONS

### Section 1. Architectural Review

The WIND MEADOWS ARCHITECTURAL REVIEW COMMITTEE consists of not less than three (3) nor more than seven (7) residents. This committee meets periodically, as it deems necessary, in order to control and monitor architectural and landscaping improvements, and the development of the various subdivisions and condominiums within WIND MEADOWS AND TO ENFORCE THE ARCHITECTURAL AND LANDSCAPING CONTROL REQUIREMENTS CONTAINED IN THE RESPECTIVE Declarations.

The committee makes recommendations to the Board, which then approves or disapproves all building and landscaping plans and specifications proposed by property owners within WIND MEADOWS. The committee is empowered to establish such procedures as it deems necessary to accomplish its purposes and must approve all exterior changes.

The purpose of the following visual requirements is to maintain the property values, aesthetic appearance and natural beauty of the WIND MEADOWS' development. Other technical requirements, such as setbacks, roof elevations, etc. may be obtained from the Wind Meadows Corporation office.

- (a). No owner shall add to, delete or change the appearance or structure of the exterior of any building or of landscaping, including all common and wooded areas without prior approval.
  - (1). Wheelchair ramps are permitted, but prior to installation a request must be submitted to the WMC (Wind Meadows Corporation) for approval of design, materials, color, etc. The wheelchair ramp must be removed when no longer needed and/or selling the home.
  - (2). Landscaping that is either private patio area or foundation planting may be changed or improved by the owner with WMC (Wind Meadows Corporation) approval, providing that the changes are harmonious with the established appearance of the surrounding structures.
- (b). It is the intent of the Corporation to restrict items such as gardens, furniture, statues, clotheslines, barbecue equipment, etc. No items shall be placed on common areas without express written permission of the Corporation.
- (c). Roll-up shutters are permitted only with prior approval from the ARC.
- (d). No swimming pools, above or below ground, are permitted.
- (e). No swing/fort/play sets are permitted.

- (f). No basketball hoops are permitted.
- (g). Satellite or TV dishes or external TV antennas will be subject to Policy "POL.004".
- (h). No exterior solar panels or collectors are permitted.
- (i). Exterior lighting is subject to the approval of the committee as well as the parcel service rules and regulations.
- (j). All garage doors must be closed when not in use.
- (k). No antennas, signs or other projections shall be attached to the outside walls or roofs of the building or yard without prior written consent of the Corporation.
- (l). Decorations may be installed for the Holiday Season from November 15th through January 15th. Exterior lighting must be done with approved outdoor wiring systems.
- (m). Rain barrels are not permitted.

In order for the Architectural Review Committee to carry out its duties and obligations for the mutual benefit of all property owners at WIND MEADOWS, it is necessary to have strict standards for construction and design, and therefore, the Architectural Review Committee wishes to advise all owners that it shall be their responsibility to strictly comply with the plans and specifications as approved.

Any approval granted by the Architectural Review Committee of WIND MEADOWS applies only to those particular plans and specifications. Any deviation or modification from the plans and specifications approved will be deemed a violation of WIND MEADOWS' Declaration of Covenants and Conditions for which the property owner shall be responsible.

Approvals of the ARC must be in writing. No verbal approvals, alterations or deviations will be permitted. The owner shall take immediate corrective action, at their expense, to correct any deviations or violations of the plans and specifications if the ARC determines that any construction or activity is taking place, which is in violation of or not in conformity with the approved plans and specifications.

WIND MEADOWS CORPORATION reserves the right to take whatever other action it deems necessary to correct any existing violation if an owner fails or refuses to do so. Any such action undertaken by WIND MEADOWS shall be chargeable to the owner. Nothing contained herein shall, however, require WIND MEADOWS to correct defect or nonconforming construction.

## **Section 2. Security**

- (a). Commercial solicitations of any kind are only permitted on the premises with a permit from the Village of Wind Point. Please notify the WMC office of this problem should it arise.
- (b). Posted speed limits must be observed. Please report any offenders to the Wind Point Police or County Sheriff.

## **Section 3. Fishing**

- (a). No fishing is permitted without a WMC Membership I.D. card or a WMC Special Limited Membership I.D. Card, issued by the WMC office, and a State of Wisconsin Fishing License.
- (b). A WMC I.D. cardholder is allowed two (2) guests who must fish within sight of the I.D. cardholder at all times. The WMC I.D. cardholder is responsible for their guests' actions.
- (c). I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.

## **Section 4. Pets**

- (a). No owner shall have more than two (2) leashed pets. Any owner currently with more than two (2) leashed pets may keep them until death or removal.
- (b). Pets are regulated by the Wisconsin and Wind Point leash laws stated below.
  - (1). "It shall be unlawful within the village to keep and possess a dog or cat unless the owner or keeper shall have the same inoculated against rabies by a duly qualified and licensed veterinarian, and further said dog or cat shall be inoculated in like manner in cases of emergency whenever ordered by the State Board of Health."
  - (2). "No person owning, harboring, or having in his possession any dog shall permit or allow such dog to run at large within the village or allow such dog to be upon any public street, road or right-of-way within the village, unless accompanied by an attendant who shall have such dog firmly held by collar and leash. No person owning, harboring, or having in his possession any cat shall permit or allow such cat to run at large within the village, or allow such cat to be upon any public street, road or right-of way within the village or in any yard or enclosure other than the yard or enclosure occupied or owned by such cat owner."

- (c). Owners shall assume full responsibility for any damage to persons or property caused by his or her pet.
- (d). Pets must be leashed and must not be walked or allowed on other owners' private property.
- (e). The owner is required to properly dispose of the waste his or her animal deposits on the Corporation property.
- (f). No animals shall be kept, bred or maintained for any commercial purpose.
- (g). Pets are not allowed at large on the common areas without a leash, and droppings are not to be left in the common areas.
- (h). No pet shall be allowed to create a disturbance or nuisance, nor interfere with the rights of others.
- (i). Invisible dog fences are not permitted in the Manor, Patio and Prairie Meadow Homes.
- (j). Pets are not permitted in any leased properties.

## **Section 5. General**

- (a). No resident shall make or permit any loud or disturbing noises in or about the buildings or permit any conduct by their family, guests or others which will interfere with the rights, comforts, or conveniences of other Property Owners. No resident shall play or permit to be operated, a phonograph, television, radio or sound amplifier in such a manner as to disturb or annoy other residents.
- (b). No owner or lessee shall be permitted to operate or advertise any business activity within WIND MEADOWS unless first approved in writing by the Board of Directors.
- (c). Estate and moving sales are permitted in the Patio Homes. This is limited to one sale per current property owner(s), renters are not eligible. The sale must be private and not advertised by address. The WMC office has Estate and Moving Sales Procedure Application. Your application will be evaluated on a case by case review and must have the approval of the ARC and the WMC Board.
- (d). One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") shall be placed inside the homeowner's residence. The sign can be put in place the first day the nomination papers are circulated by candidates and must be taken down within twenty-four (24) hours after Election Day.



- (e). Builders/realtors/homeowners will be permitted to display only one sign and it must be on their property. No other signs or banners are permitted. Builders/realtors/homeowners must remove their "for sale" sign one week after "closing" has taken place.
- (f). All trash must be in a secure and sanitary container and may not be placed outside earlier than the night before scheduled pickup.
- (g). No owner shall permit anything to be done or kept on his lot or in the common areas which will result in the cancellation or increase the cost of any insurance carried by the Corporation or which would be in violation of any law.
- (h). No owner shall remove, tamper with or impair the operation of the street lighting system in any way. It was designed and installed for the mutual safety and protection of all residents and must be fully operative to be effective.

#### **Section 6. Access and Parking**

- (a). The courts and drives must not be obstructed or used for any purpose other than ingress and egress to and from the premises.
- (b). Children's toys, bicycles, or other vehicles shall not be left unattended in the common areas of the courts, on the entrance road or other common areas. During daytime hours parking is permitted on private drives.
- (c). Overnight parking in private driveways is not permitted. Residents' vehicles shall be parked in their garages or in guest parking areas.
- (d). 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.
- (e). No snowmobiles, all-terrain vehicles, go-carts, or any other gas powered recreational vehicles may be operated within Wind Meadows nor are they permitted on Corporation property.

#### **Section 7. Dues, Assessments, Annual Meeting, Etc.**

- (a). The WIND MEADOWS CORPORATION assessments are due and payable on the first of each month. The association has lien rights as to assessments not timely paid.
- (b). Annual meetings are held in December or within thirty (30) days before or after said date. All property owners will be notified at least thirty (30) days prior to the meeting date.

- (c). WIND MEADOWS will maintain a current roster of all owners and their addresses. Please notify the WMC office of any change of address or ownership.
- (d). The business office of WMC is open Monday through Friday from 9:00 AM to 3:00 PM at 101 Bayfield Court.

### **Section 8. Compliance**

Each owner is bound by and agrees to comply with all Guidelines, Rules and Regulations set forth above, which may be amended from time to time by the Board of Directors. The above Guidelines, Rules and Regulations shall in no way amend or alter the Articles of Incorporation of WIND MEADOWS or its Bylaws or the Declaration, but shall only be supplemental thereto. In the event of conflict, the order of authority shall be the Declaration, Articles of Incorporation, the Bylaws and these Guidelines, Rules and Regulations.

## **MANOR AND PRAIRIE MEADOW HOME RULES AND REGULATIONS**

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- (f). No basketball hoops are permitted.
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- (i). Exterior lighting is subject to the approval of the committee as well as the parcel service rules and regulations.
- (j). All garage doors must be closed when not in use.
- (k). No antennas, signs or other projections shall be attached to the outside walls or roofs of the building or yard without prior written consent of the Corporation.
- (l). Decorations may be installed for the Holiday Season from November 15th through January 15th. Exterior lighting must be done with approved outdoor wiring systems.
- (m). Rain barrels are not permitted.

In order for the Architectural Review Committee to carry out its duties and obligations for the mutual benefit of all property owners at WIND MEADOWS, it is necessary to have strict standards for construction and design, and therefore, the Architectural Review Committee wishes to advise all owners that it shall be their responsibility to strictly comply with the plans and specifications as approved.

Any approval granted by the Architectural Review Committee of WIND MEADOWS applies only to those particular plans and specifications. Any deviation or modification from the plans and specifications approved will be deemed a violation of WIND MEADOWS' Declaration of Covenants and Conditions for which the property owner shall be responsible.

Approvals of the ARC must be in writing. No verbal approvals, alterations or deviations will be permitted. The owner shall take immediate corrective action, at their expense, to correct any deviations or violations of the plans and specifications if the ARC determines that any construction or activity is taking place, which is in violation of or not in conformity with the approved plans and specifications.

WIND MEADOWS CORPORATION reserves the right to take whatever other action it deems necessary to correct any existing violation if an owner fails or refuses to do so. Any such action undertaken by WIND MEADOWS shall be chargeable to the owner. Nothing contained herein shall, however, require WIND MEADOWS to correct defect or nonconforming construction.

## **Section 2. Security**

- (a). Commercial solicitations of any kind are only permitted on the premises with a permit from the Village of Wind Point. Please notify the WMC office of this problem should it arise.
- (b). Posted speed limits must be observed. Please report any offenders to the Wind Point Police or County Sheriff.

## **Section 3. Fishing**

- (a). No fishing is permitted without a WMC Membership I.D. card or a WMC Special Limited Membership I.D. Card, issued by the WMC office, and a State of Wisconsin Fishing License.
- (b). A WMC I.D. cardholder is allowed two (2) guests who must fish within sight of the I.D. cardholder at all times. The WMC I.D. cardholder is responsible for their guests' actions.
- (c). I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.

## **Section 4. Pets**

- (a). No owner shall have more than two (2) leashed pets. Any owner currently with more than two (2) leashed pets may keep them until death or removal.
- (b). Pets are regulated by the Wisconsin and Wind Point leash laws stated below.
  - (1). "It shall be unlawful within the village to keep and possess a dog or cat unless the owner or keeper shall have the same inoculated against rabies by a duly qualified and licensed veterinarian, and further said dog or cat shall be inoculated in like manner in cases of emergency whenever ordered by the State Board of Health."
  - (2). "No person owning, harboring, or having in his possession any dog shall permit or allow such dog to run at large within the village or allow such dog to be upon any public street, road or right-of-way within the village, unless accompanied by an attendant who shall have such dog firmly held by collar and leash. No person owning, harboring, or having in his possession any cat shall permit or allow such cat to run at large within the village, or allow such cat to be upon any public street, road or right-of way within the village or in any yard or enclosure other than the yard or enclosure occupied or owned by such cat owner."

- (c). Owners shall assume full responsibility for any damage to persons or property caused by his or her pet.
- (d). Pets must be leashed and must not be walked or allowed on other owners' private property.
- (e). The owner is required to properly dispose of the waste his or her animal deposits on the Corporation property.
- (f). No animals shall be kept, bred or maintained for any commercial purpose.
- (g). Pets are not allowed at large on the common areas without a leash, and droppings are not to be left in the common areas.
- (h). No pet shall be allowed to create a disturbance or nuisance, nor interfere with the rights of others.
- (i). Invisible dog fences are not permitted in the Manor, Patio and Prairie Meadow Homes.
- (j). Pets are not permitted in any leased properties.

## **Section 5. General**

- (a). No resident shall make or permit any loud or disturbing noises in or about the buildings or permit any conduct by their family, guests or others which will interfere with the rights, comforts, or conveniences of other Property Owners. No resident shall play or permit to be operated, a stereo, a computer, a television, a radio or other sound amplifier in such a manner as to disturb or annoy other residents.
- (b). No owner or lessee shall be permitted to operate or advertise any business activity within WIND MEADOWS unless first approved in writing by the Board of Directors.
- (c). Estate and moving sales are permitted in the Manor and Prairie Meadow Homes. This is limited to one sale per current property owner(s), renters are not eligible. The sale must be private and not advertised by address. The WMC office has Estate and Moving Sales Procedure Application. Your application will be evaluated on a case by case review and must have the approval of the ARC and the WMC Board.
- (d). One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") shall be placed inside the homeowner's residence. The sign can be put in place the first day the nomination papers are circulated by candidates and must be taken down within twenty-four (24) hours after Election Day.

- (e). Builders/realtors/homeowners will be permitted to display only one sign and it must be on their property. No other signs or banners are permitted. Builders/realtors/homeowners must remove their "for sale" sign one week after "closing" has taken place.
- (f). All trash must be in a secure and sanitary container and may not be placed outside earlier than the night before scheduled pickup.
- (g). No owner shall permit anything to be done or kept on his lot or in the common areas which will result in the cancellation or increase the cost of any insurance carried by the Corporation or which would be in violation of any law.
- (h). No owner shall remove, tamper with or impair the operation of the street lighting system in any way. It was designed and installed for the mutual safety and protection of all residents and must be fully operative to be effective.

#### **Section 6. Access and Parking**

- (a). The courts and drives must not be obstructed or used for any purpose other than ingress and egress to and from the premises.
- (b). Children's toys, bicycles, or other vehicles shall not be left unattended in the common areas of the courts, on the entrance road or other common areas. During daytime hours parking is permitted on private drives.
- (c). Overnight parking in private driveways is not permitted. Residents' vehicles shall be parked in their garages and not in guest parking areas. Exceptions to the rules may be only temporary.
- (d). 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.
- (e). No snowmobiles, all-terrain vehicles, go-carts, or any other gas powered recreational vehicles may be operated within Wind Meadows nor are they permitted on Corporation property.

#### **Section 7. Dues, Assessments, Annual Meeting, Etc.**

- (a). The WIND MEADOWS CORPORATION assessments are due and payable on the first of each month. The association has lien rights as to assessments not timely paid.
- (b). Annual meetings are held in December or within thirty (30) days before or after said date. All property owners will be notified at least thirty (30) days prior to the meeting date.

- (c). WIND MEADOWS will maintain a current roster of all owners and their addresses. Please notify the WMC office of any change of address or ownership.
- (d). The business office of WMC is open Monday through Friday from 9:00 AM to 3:00 PM at 101 Bayfield Court.

### **Section 8. Compliance**

Each owner is bound by and agrees to comply with all Guidelines, Rules and Regulations set forth above, which may be amended from time to time by the Board of Directors. The above Guidelines, Rules and Regulations shall in no way amend or alter the Articles of Incorporation of WIND MEADOWS or its Bylaws or the Declaration, but shall only be supplemental thereto. In the event of conflict, the order of authority shall be the Declaration, Articles of Incorporation, the Bylaws and these Guidelines, Rules and Regulations.



## VILLAGE HOME RULES AND REGULATIONS

### Section 1. Architectural Review

The WIND MEADOWS ARCHITECTURAL REVIEW COMMITTEE consists of not less than three (3) nor more than seven (7) residents. This committee meets periodically, as it deems necessary, in order to control and monitor architectural and landscaping improvements, and the development of the various subdivisions and condominiums within WIND MEADOWS AND TO ENFORCE THE ARCHITECTURAL AND LANDSCAPING CONTROL REQUIREMENTS CONTAINED IN THE RESPECTIVE Declarations.

The committee makes recommendations to the Board, which then approves or disapproves all building and landscaping plans and specifications proposed by property owners within WIND MEADOWS. The committee is empowered to establish such procedures as it deems necessary to accomplish its purposes and must approve all exterior changes.

The purpose of the following visual requirements is to maintain the property values, aesthetic appearance and natural beauty of the WIND MEADOWS' development. Other technical requirements, such as setbacks, roof elevations, etc. may be obtained from the Wind Meadows Corporation office.

- (a). No owner shall add to, delete or change the appearance or structure of the exterior of any building or of landscaping, including all common and wooded areas without prior approval.
  - (1). Wheelchair ramps are permitted, but prior to installation a request must be submitted to the WMC (Wind Meadows Corporation) for approval of design, materials, color, etc. The wheelchair ramp must be removed when no longer needed and/or selling the home.
  - (2). Landscaping that is either private patio area or foundation planting may be changed or improved by the owner with WMC (Wind Meadows Corporation) approval, providing that the changes are harmonious with the established appearance of the surrounding structures.
- (b). It is the intent of the Corporation to restrict items such as gardens, furniture, statues, clotheslines, barbecue equipment, etc. No items shall be placed on common areas without express written permission of the Corporation.
- (c). Roll-up shutters are permitted only with prior approval from the ARC.
- (d). No swimming pools, above or below ground, are permitted.
- (e). No swing/fort/play sets are permitted.

- (f). No basketball hoops are permitted.
- (g). Satellite or TV dishes or external TV antennas will be subject to Policy "POL.004".
- (h). No exterior solar panels or collectors are permitted.
- (i). Exterior lighting is subject to the approval of the committee as well as the parcel service rules and regulations.
- (j). All garage doors must be closed when not in use.
- (k). No antennas, signs or other projections shall be attached to the outside walls or roofs of the building or yard without prior written consent of the Corporation.
- (l). Decorations may be installed for the Holiday Season from November 15th through January 15th. Exterior lighting must be done with approved outdoor wiring systems.
- (m). Rain barrels are not permitted.

In order for the Architectural Review Committee to carry out its duties and obligations for the mutual benefit of all property owners at WIND MEADOWS, it is necessary to have strict standards for construction and design, and therefore, the Architectural Review Committee wishes to advise all owners that it shall be their responsibility to strictly comply with the plans and specifications as approved.

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Approvals of the ARC must be in writing. No verbal approvals, alterations or deviations will be permitted. The owner shall take immediate corrective action, at their expense, to correct any deviations or violations of the plans and specifications if the ARC determines that any construction or activity is taking place, which is in violation of or not in conformity with the approved plans and specifications.

WIND MEADOWS CORPORATION reserves the right to take whatever other action it deems necessary to correct any existing violation if an owner fails or refuses to do so. Any such action undertaken by WIND MEADOWS shall be chargeable to the owner. Nothing contained herein shall, however, require WIND MEADOWS to correct defect or nonconforming construction.

## **Section 2. Security**

- (a). Commercial solicitations of any kind are only permitted on the premises with a permit from the Village of Wind Point. Please notify the WMC office of this problem should it arise.
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- (a). No fishing is permitted without a WMC Membership I.D. card or a WMC Special Limited Membership I.D. Card, issued by the WMC office, and a State of Wisconsin Fishing License.
- (b). A WMC member is allowed two (2) guests who must fish within sight of the I.D. cardholder at all times. The WMC member is responsible for their guests' actions.
- (c). I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.

## **Section 4. Pets**

- (a). No owner shall have more than two (2) leashed pets. Any owner currently with more than two (2) leashed pets may keep them until their death or removal.
- (b). Pets are regulated by the Wisconsin and Wind Point leash laws stated below.
  - (1). "It shall be unlawful within the village to keep and possess a dog or cat unless the owner or keeper shall have the same inoculated against rabies by a duly qualified and licensed veterinarian, and further said dog or cat shall be inoculated in like manner in cases of emergency whenever ordered by the State Board of Health."
  - (2). "No person owning, harboring, or having in his possession any dog shall permit or allow such dog to run at large within the village or allow such dog to be upon any public street, road or right-of-way within the village, unless accompanied by an attendant who shall have such dog firmly held by collar and leash. No person owning, harboring, or having in his possession any cat shall permit or allow such cat to run at large within the village, or allow such cat to be upon any public street, road or right-of way within the village or in any yard or enclosure other than the yard or enclosure occupied or owned by such cat owner."
- (c). Owners shall assume full responsibility for any damage to persons or property caused by his or her pet.

- (d). Pets must be leashed and must not be walked or allowed on other owners' private property.
- (e). The owner is required to properly dispose of the waste his or her animal deposits on the Corporation property.
- (f). No animals shall be kept, bred or maintained for any commercial purpose.
- (g). Pets are not allowed at large on the common areas without a leash, and droppings are not to be left in the common areas.
- (h). No pet shall be allowed to create a disturbance or nuisance, nor interfere with the rights of others.
- (i). Invisible dog fences are not permitted in the Village Homes.
- (j). Pets are not permitted in any leased properties.

### **Section 5. General**

- (a). No resident shall make or permit any loud or disturbing noises in or about the buildings or permit any conduct by their family, guests or others which will interfere with the rights, comforts, or conveniences of other Property Owners. No resident shall play or be permitted to operate a: stereo, computer, television, or radio in such a manner as to disturb or annoy other residents.
- (b). No owner or lessee shall be permitted to operate or advertise any business activity within WIND MEADOWS unless first approved in writing by the Board of Directors.
- (c). Estate and moving sales are permitted in the Village Homes. This is limited to one sale per current property owner(s), renters are not eligible. The sale must be private and not advertised by address. The WMC office has Estate and Moving Sales Procedure Application. Your application will be evaluated on a case by case review and must have the approval of the ARC and the WMC Board.
- (d). One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") shall be placed inside the homeowner's residence. The sign can be put in place the first day the nomination papers are circulated by candidates and must be taken down within twenty-four (24) hours after Election Day.
- (e). Builders/realtors/homeowners will be permitted to display only one sign and it must be on their property. No other signs or banners are permitted. Builders/realtors/homeowners must remove their "for sale" sign one week after "closing" has taken place.
- (f). No owner shall cause trash to be deposited in the common areas.

- (g). All trash must be in a secure and sanitary container and may not be placed outside earlier than the night before scheduled pickup.
- (h). No owner shall permit anything to be done or kept on his lot or in the common areas which will result in the cancellation or increase the cost of any insurance carried by the Corporation or which would be in violation of any law.
- (i). No owner shall remove, tamper with or impair the operation of the street lighting system in any way. It was designed and installed for the mutual safety and protection of all residents and must be fully operative to be effective.

### **Section 6. Access and Parking**

- (a). The courts and drives must not be obstructed or used for any purpose other than ingress and egress to and from the premises.
- (b). Children's toys, bicycles, or other vehicles shall not be left unattended in the common areas of the courts, on the entrance road or other common areas. During daytime hours parking is permitted on private drives.
- (c). Overnight parking in private driveways is limited to one vehicle outside of the garage door and one vehicle in the homeowner's extra parking space. Any additional vehicles need to be parked overnight in the Wind Meadows Leisure Center parking lot with WMC office approval.
- (d). 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.
- (e). No snowmobiles, all-terrain vehicles, go-carts, or any other gas powered recreational vehicles may be operated within Wind Meadows nor are they permitted on Corporation property.

### **Section 7. Dues, Assessments, Annual Meeting, Etc.**

- (a). The WIND MEADOWS CORPORATION assessments are due and payable on the first of each month. The association has lien rights as to assessments not timely paid.
- (b). Annual meetings are held in December or within thirty (30) days before or after said date. All property owners will be notified at least thirty (30) days prior to the meeting date.
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- (d). The business office of WMC is open Monday through Friday from 9:00 AM to 3:00 PM at 101 Bayfield Court.

### **Section 8. Compliance**

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## **WIND MEADOWS LEISURE CENTER CLUBHOUSE RULES AND REGULATIONS**

### **Section 1. Background**

- (a). Wind Meadows provides the Leisure Center and its facilities, including the 4-1/2 acre site on which the Clubhouse, tennis courts and pool are located plus all of Meadow Lake, for the use of members. The Clubhouse can be rented by members for private parties as an extension of their home and for accompanied guests. The Clubhouse is 1,325 square feet (25'x 53'). The Leisure Center is a smoke free environment.
- (b). Wind Meadows will from time to time employ a professional carpet and upholstery cleaning service to maintain the party room.
- (c). Identification cards are issued to all members and must be presented upon request. Membership cards must not be loaned to others. Improperly used cards may be confiscated and not reinstated for up to 30 days.
- (d). Management of the Leisure Center is vested in the Board of Directors functioning through the Site Manager. All complaints and suggestions are to be given to the Site Manager so that they may receive adequate consideration.
- (e). The Corporation assumes no responsibility for property left by members or guests in the clubhouse, locker room or on the premises.
- (f). Guests must be expressly invited and the member must accompany each guest or group of guests.
- (g). Your cooperation in abiding by these rules will afford a pleasant experience for everyone using these recreational facilities. Parents are requested to caution their children to observe all the rules.

### **Section 2. General Rules**

- (a). The upper level of the Leisure Center building is for the use of adult members 21 years of age or over.
- (b). Members shall be required to pay for all damages caused by themselves or their guests. Wind Meadows:
  - (1). Expects the party host to cleanup spills immediately after the accident as directed by the carpet cleaning product located under kitchen sink.
  - (2). If this method fails a professional carpet cleaner will be asked to do the spot cleanup. The host will be charged, at a minimum of \$45, this added service charge would be deducted from the deposit money.

- (3). The Site Manager may hold the deposit for up to ten (10) days to allow time to resolve the cleaning problem.
- (c). "Smoking" is not permitted in the Leisure Center. Smoking receptacles are located outside the front entry door and on the Leisure Center deck.
- (d). Swimsuits are not permitted in the Leisure Center party room.
- (e). Pets are not permitted in the Leisure Center facilities or its grounds.
- (f). Confetti, Glitter and "Silly String" products are prohibited. If used in the Leisure Center, the deposit will be forfeited.

### **Section 3. Private Party Rules**

- (a). Only members can host private parties at the Leisure Center for the entertainment of their personal friends and relatives. The Leisure Center may not be used for any organizational, political, business, club meetings or fundraising events. Any attempt to circumvent this rule can result in loss of clubhouse privileges.
- (b). Parties may be held strictly by reservation on a first come-first serve basis.
- (c). If a member has used the facility for a party on Thanksgiving Day, Christmas Eve or Day, or New Years Eve, they shall not be permitted for a period of one year to make reservations for one of those holidays earlier than 30 days in advance.

Wind Meadows Community activities will be given preference in reserving the Leisure Center on Memorial Day, Fourth of July and Labor Day. If the Community has not reserved the Leisure Center 30 days prior to one of these holidays, an individual resident of the community is free to do so.

Members who use the facility for a weekend party (Friday, Saturday or Sunday) will likewise be restricted to a 30-day advance reservation for a one-year period. Only one party reservation will be permitted between Thanksgiving and New Years for any member.

- (d). No one may enter the clubhouse prior to 9:00 a.m. to set up on the day of the party. The clubhouse must be empty, *all cleaning to be done by the host must be finished* and the doors locked by 1:00 a.m. (New Year's Eve excluded). If you have forgotten to leave the key and it is past 1:00 a.m., please place the key in an envelope and place it in the paper box or return it to the office the next business day during the office hours of 9:00 a.m-3:00 p.m.
- (e). Dinner parties are limited to 40 persons, cocktail parties to 60 persons, unless special arrangements are made with the Site Manager.
- (f). All parties using the facilities will be required to pay a \$120 maintenance fee, payable when the key is picked up. This fee assists toward the costs for vacuuming, dusting, floor washing, cleaning of appliances, restroom clean-up, restocking of supplies, utilities, maintenance, and cleaning of carpeting and furniture.



In addition to the maintenance fee, a \$100 deposit for reservations will be required. The deposit will be used if there is harm and/or additional cleaning is required to the premises. If there is no harm and/or additional cleaning required, the deposit will be returned.

- (g). Prior to leaving the premises persons using the facility for parties will be required to:
  - (1). Place all wrapped garbage in dumpster located outside at the northwest corner of the building.
  - (2). Clean all dishes, glassware, utensils and pans and return them to storage areas.
  - (3). Use vacuum in storage room to remove food or debris from carpeting and sweep floor. Wipe up any spills on carpet and use carpet cleaner under sink for stains.
  - (4). Clean-up bar, kitchen counter tops, stove and table tops.
  - (5). Remove all food and liquids from the premises.
  - (6). Wipe down and return all furniture to its place (storage tables and chairs to the closet).
  - (7). Remove all items from refrigerator and leave clean.
  - (8). Remove all decorations from inside and outside of clubhouse. All directions signs must be taken down.
  - (9). Turn off stove, oven, fireplace and stereo.
  - (10). Turn off all lights, including the bathrooms.
  - (11). Leave Leisure Center key on kitchen counter.
  - (12). Lock front, back, patio, kitchen doors and all windows.
- (h). The club will provide the following: China, silverware, serving pieces, glassware, tables, chairs, cooking utensils, serving carts, coffee maker, dish soap, paper towels, towels, sponges and restroom supplies.
  - (1). Party hosts must provide linens (if wanted), centerpieces, garbage bags and ice.
- (i). Special permission may be obtained from the Site Manager for setting up a tent for large parties, and private after-hour swimming parties.

## WIND MEADOWS TENNIS COURT RULES AND REGULATIONS

### Section 1. General Rules

These rules are designed to provide maximum use and enjoyment of our courts for all members. All tennis-playing members must read and understand these rules before they use the courts. Wind Meadows will from time to time grant the use of its tennis courts to area high school tennis programs during the school season and with the appropriate coaching supervision. This use, approved by the Wind Meadows Board, will be limited to two (2) courts, provided it does not conflict with Wind Meadows resident use.

- (a). Players must have their Wind Meadows I.D. card with them while playing.
- (b). Court times may be reserved up to three days in advance. A sign up sheet is posted on the bulletin board next to the tennis courts.
- (c). Members with guests *may not occupy more than one court*, except for tennis parties as noted in "e" below. As of June 1, 2010, a \$2.00 per guest per day fee is imposed.
- (d). Court time is limited to one and one-half hours for singles and two hours for doubles when others are waiting. Only one court per family may be used if others are waiting to play.
- (e). Party reservations must be for no more than two courts, and no more than four hours. Reservations can be made a maximum of two weeks in advance by calling the Wind Meadows office at 639-8974.
- (f). Adult members (over 15) shall have preference evenings and weekends after 12 noon, although younger players may play with their parents at any time.
- (g). Players are encouraged to wear tennis attire. Wearing of bathing suits is prohibited on the courts. *Men must wear shirts.*
- (h). Only tennis shoes are allowed and only tennis play is allowed on the courts.
- (i). Observation of the common rules of tennis courtesy is expected; returning balls from other courts, retrieving balls after play has stopped, and entering and leaving the courts by the nearest gate. Walk behind other courts only when ball is not in play. All gates shall be kept closed.
- (j). Smoking, food or beverages on the courts is prohibited.
- (k). Waste material should be placed in the proper containers and players should pick up as they leave the court.
- (l). Put all tennis cases and warm-up clothing at the net post to avoid accidents.

## **WIND MEADOWS SWIMMING POOL RULES AND REGULATIONS**

It must be recognized that an outstanding pool facility has been provided for the enjoyment of all age groups. The regulations stated herewith for the successful operation of this facility are minimal, but will be sufficient to ensure a successful and enjoyable swimming season if all users are thoughtful and considerate of one another.

### **Section 1. General Rules**

- (a). All persons using the pool and/or sunbathing must register upon entering the area through the gate and present their Wind Meadows identification card to the Lifeguard.
- (b). The Lifeguards on duty are under the direction of the Pool Manager and Site Manager, and are in complete charge of the pool and the pool area at all times.
- (c). The guards have authority and permission to refuse use of the pool to anyone who is unclean, who may have a contagious skin condition or are improperly attired.
- (d). A member may have no more than three (3) child pool guests at any time at the pool without the Pool Manager's specific permission.
- (e). A member may have no more than ten (10) adult guests without a reservation. All planned parties of more than ten (10) persons must be reserved in advance with the Site Manager. If additional guards are needed, a fee will be charged to the member.
- (f). A child twelve (12) years of age and under are allowed in the pool area only if accompanied by a parent member or a qualified sitter. All sitters, including brothers and sisters appointed as sitters must be at least Thirteen (13) years of age.
- (g). Sitters do not pay a pool fee. The Lifeguards will report irresponsible sitters and appropriate action will be taken.
- (h). Parents should insist that sitters identify themselves and their charges to the Lifeguards at the pool when they enter.
- (i). Infants wearing clean *cloth* diapers covered by snugly fitting rubber pants or disposable diapers will be allowed in the pool.
- (j). The Lifeguard must approve floating devices. Their use should be limited to times when the pool is not crowded.
- (k). The Leisure Center is not responsible for lost or stolen articles. Lost and found items will be retained for claiming by the guards for a period of two weeks.

- (l). Food and beverages should be used with discretion, but not immediately adjacent to poolside. Litter must be promptly deposited in appropriate containers in the pool area or in the clubhouse. *No glass containers allowed.*
- (m). Pets are prohibited in the pool area.
- (n). The Pool Manager at his discretion may schedule regular times for "adult-only" swims. The guards at their discretion may call other "adult-only" swims.
- (o). Loud or distracting radio playing is prohibited. Headphones are recommended.

## **Section 2. Fee Schedule**

- (a). There is no pool use fee for anyone who is a member of WMC.
- (b). The following applies to guests (including non-resident children and grandchildren):
  - (1). Living outside a 50 mile radius:
    - a. No fee will be charged for up to two weeks use.
    - b. For extended privileges, permission must be obtained from the Pool Manager. A nominal fee of \$2.00 per visit will then be charged.
  - (2). Living within a 50 mile radius:
    - a. \$2.00 per visit with a limit of 6 visits per season.
    - b. Exception for grandchildren under 18 years of age have unlimited use at \$1.00 per visit.

## **Section 3. Safety Rules**

- (a). No one may enter the pool unless a Lifeguard is present and on duty, except during adult swimming (18 years or older).
- (b). All persons should take a soap shower before entering the pool.
- (c). Suntan and/or screen oil is permitted at poolside only if it is in a plastic container.
- (d). The Lifeguard or Pool Manager must approve all toys and their use. Toys on the pool deck could be dangerous.
- (e). Rough, boisterous or inappropriate conduct such as: shoving, ball throwing, hanging on the lane line, tossing others into the pool etc., is strictly prohibited. Running on the pool deck is extremely dangerous and will not be tolerated.

- (f). Jumping or diving off the lifeguard chair is not allowed. A hired WMC Lifeguard is the only person permitted to sit in the lifeguard chair. When there are more than twenty-five people in the pool and there are two Lifeguards on duty, one must be sitting in the lifeguard chair.
- (g). The pool will be closed during electrical storms. At the Pool Manager's discretion, the pool will be closed when air temperature is approximately 65 degrees or below.

## **MEADOW LAKE RULES AND REGULATIONS**

### **Section 1. General Rules**

- (a). The members of the Corporation and their guests created the 13 acre Meadow Lake for use by members of the Wind Meadows Corporation only, and for accompanied guests. Use by others is prohibited and any such use should be reported immediately to the Site Manager or the Wind Point Police.
- (b). Swimming, wading or contact use of the lake in any form is prohibited.
- (c). Boating on the lake is limited to the use of non-motor powered, waterborne vehicles. Launching of private watercraft must be done over common area and hand carried to the lake. Watercraft must be removed from the lake and common area after use.
  - (1). All laws and regulations pertaining to the operation of watercraft must be followed.
- (d). Littering of the shoreline and introduction of foreign objects into the lake are prohibited.
- (e). Ice-skating or hockey playing is discouraged and at personal risk.
- (f). No motorized vehicles (snowmobiles, trail bikes, etc) of any kind are allowed on the shoreline or Leisure Center areas except for maintenance and rescue.
- (g). All plant materials are to be left undisturbed; cutting or digging up of plants or trees is not permitted.
- (h). No hunting or trapping is allowed. Firearms or air guns may not be discharged or carried on the property.
- (i). No fishing is permitted without a Wind Meadow I.D. Card or a WMC Special Limited Membership I.D. Card, issued by the WMC office, and a State of Wisconsin Fishing License. I.D. cardholders are limited to two (2) guests who must fish within sight of the I.D. cardholder. The WMC I.D. cardholder is responsible for their guests' actions. I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.

No residents shall make or permit disturbing noises by himself, his family, household help, employees, agents, visitors, licensees or pets, or do or permit anything by such persons or animals that will interfere with the rights, comfort or conveniences of other residents.