

POLICY MANUAL
Wind Meadows Corporation, Racine, WI

Subject: Revision Date: April 15, 2024
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ARCHITECTURAL AND LANDSCAPING NON-CONFORMANCE Page No. 1 of 1 Policy No. POL.015

The Board of Directors (BOD) and the Architectural Review Committee (ARC) have the responsibility to establish and enforce rules and regulations that ensure architectural and landscaping conformity to the basic design elements of the Wind Meadows Corporation.

- I. No homeowner may change the exterior of a residence or landscape without receiving a favorable recommendation of the ARC and the approval of the BOD.
- II. A homeowner who wants to change the exterior of their residence or landscaping must apply in writing (Form.009) to the ARC and BOD for permission to make the change. The request shall be referred to the ARC for review. If the ARC recommends approval of the request and the BOD approves the recommendation, the resident may make the change. If the ARC does not recommend approval of the request, or the BOD does not approve the recommendation, the resident cannot make the change.
- III. Any homeowner may refer to the ARC for consideration of properties where changes have been made that may be in violation of the ARC Guidelines, Rules and Regulations.
- IV. Upon receipt of a referral, the ARC will determine whether the change is a violation of the architectural or landscaping conformity to the basic design elements of Wind Meadows. If the ARC determines there has been a violation, the WMC Site Manager will notify the homeowner in writing and will give the violator an opportunity to come within compliance and/or adhere to the ARC Guidelines, Rules and Regulations. If the violation continues, the matter will be turned over to the BOD for the BOD to determine the appropriate disposition of the matter, pursuant to the procedure set forth in the Bylaws.
- V. The name of the homeowner responsible for the alleged violation shall be kept confidential until the violation has been established. The name of any homeowner referring the matter to the ARC shall be kept confidential.
- VI. In the event of an apparent violation of the ARC Guidelines, Rules and Regulations confirmed by the ARC, with notice provided to the homeowner, the BOD may require the homeowner to take specified corrective action, as well as impose certain remedies according to the procedures in the Bylaws, including (1) suspend the homeowner's Leisure Center Facility rights; (2) impose fines; take other action.

- VII. If the owner does not comply with the remedy within the time set by the BOD, the BOD may perform the remedy and bill the owner for the cost of the work. The BOD may, if the owner does not reimburse the BOD for the cost of work, levy a special assessment against the affected property for the cost of the work, the attorney fees and the costs involved in the special assessment.

- VIII. If a special assessment is not paid within the specified time, late fees will accrue. See WMC POL.001 Late Payments.