

POLICY MANUAL
Wind Meadows Corporation, Racine, WI

Subject: SPECIAL LIMITED MEMBERSHIP

Policy No: .007

Revision Date: January 1, 2026

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Special Limited Membership in Wind Meadows Corporation is limited to the Village of Wind Point residents. There shall be no more than twenty (20) such members. Special Limited Membership shall be granted upon application and acceptance by the Corporation, and upon payment of the fees established by the Board. Special Limited Membership in Wind Meadows entitles the member to the use of the common areas, including the Leisure Center/Clubhouse, pool, and tennis/pickleball courts.

- I. The 4,000-square-foot two-story clubhouse is available to all members for private parties and leisure activities throughout the year. The main room of the clubhouse will accommodate approximately 40 people for dining and 80 people for cocktails, and it has a full kitchen and bar area. The fee for use of the facility is \$135.00 to cover the maintenance costs. A \$200.00 security deposit is also required for reservations. This deposit will be refunded if a cancellation is made 14 days before the reserved date, unless another member requests that date for a short-term reservation. The corporate office is located at 6939 Mariner Drive, Racine, WI 53406. Locker and shower facilities are also available for swimmers and tennis players on the lower level and can be accessed from the outside pool deck area.

- II. The outdoor heated swimming pool has approximately 2,165 square feet of surface area, providing a shallow area for youngsters, as well as lap and general swimming areas. Lounge chairs are available. Lifeguards supervise the pool. Open swim and adult-only swim days and hours vary annually. Please bring a Wind Meadows ID card. The guest fee is \$3.00 per day. Four tennis/pickleball courts are also available; each guest pays \$3.00 per visit. Use the reservation system for court dates and times. <https://wmctennis.skedda.com>

- III. Special Limited Members may not hold a Board position; however, they may serve on the Leisure Center Committee. Special Limited Members have no voting rights in the Corporation.

- IV. Special Limited Members must comply with all the rules and regulations applicable to regular members of the Corporation concerning the use of the facilities. The Board of Directors reserves the right to terminate Special Limited Membership at any time, without a refund of any fees or costs paid by the member in question, should it be determined that said member has failed to comply with the applicable rules and regulations of the Corporation. The Board of Directors also reserves the right to refuse membership renewal for any reason.

- V. Special Limited Membership is effective for one year from the date of acceptance of membership. Special Limited Membership is non-transferable. Special Limited Members in good standing will have priority for the following year. The Corporation will maintain a waiting list, with the next on the list being given the first opportunity to apply for Special Limited Membership.
- VI. The **Annual Membership Fee** is the same amount as the highest Single Family Home Annual Assessment. Currently, one thousand, eight hundred, and sixty dollars (\$1,860.00) is required for Special Limited Membership. This fee is payable in full upon application. The Annual Membership Fee shall be placed in the LC/CA Reserve Account. Annual fees are subject to change by the Board of Directors. Delinquent accounts will have their membership canceled with no refund of any payments made. Delinquent accounts are defined as those accounts that are not paid within thirty (30) days of the due date.
- VII. See attached “Wind Meadows Special Limited Membership Application (Form 006)”.