

# **WIND MEADOWS CORPORATION**

## **GUIDELINES, RULES AND REGULATIONS**

**March 20, 2023**

**File Names:**

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Architectural Review Committee Guidelines, Rules and Regulations

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# **ARCHITECTURAL REVIEW COMMITTEE GUIDELINES, RULES AND REGULATIONS**

## **Part A. Architectural Review Committee Composition and Duties**

### **Section 1. Composition**

The Wind Meadows Architectural Review Committee (ARC) consists of not less than three (3) nor more than seven (7) members of the Wind Meadows Corporation (WMC) designated by the Board of Directors to (BOD) serve a two (2) year term. The ARC shall designate one of its members to act as Chairman.

### **Section 2. Duties**

- (a). The ARC meets periodically, as it deems necessary, in order to control and monitor architectural and landscaping improvements, and the development of the various subdivisions within Wind Meadows and to enforce the architectural and landscaping control requirements contained in the respective Declarations.
- (b). The ARC makes recommendations to the BOD, which then approves or disapproves all building and landscaping plans and specifications proposed by property owners within Wind Meadows. The ARC is empowered to establish such procedures as it deems necessary to accomplish its purposes and must inspect all exterior changes additions, deletions or variations to Owners' properties.

## **Part B. Policy Guidelines**

### **Section 1. Policy**

In order for the ARC 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. Therefore, the ARC advises all Owners that it is their responsibility to strictly comply with all plans and specifications as approved.

Any recommended approval by the ARC applies only to those particular plans and specifications. Any deviation or modification from the plans and specifications as approved by the BOD will be deemed a violation of Wind Meadows' Declaration of Covenants and Conditions for which the property Owner will be responsible.

No Owner may add to, delete or change the appearance or structure of the exterior of any building, including, but not limited to, changes to roofing, siding, doors, windows, and skylights, or of landscaping, including, but not limited to, changes to landscaping in all general common areas, common areas, limited common areas, and outlots, without prior approval. Recommendations of the ARC and approval of the BOD must be in writing. No verbal approvals, alterations or deviations are 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.

The WMC 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 WMC will be chargeable to the Owner. Nothing contained herein will require WMC to correct defective or nonconforming construction.

## **Section 2. Aspect and Objectives of Review**

### **(a). The Design**

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

- (1). **Landscape and Environment.** To maintain Wind Meadow's aesthetic beauty by preventing the unnecessary destruction of the natural or developed landscape.
- (2). **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 have a visual relationship to the proposed development.
- (3). **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, view; and light and air blockage.

## **Section 3. 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.

Design decisions shall 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.

Cases may arise where the normal application of 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 the WMC can be met by other means than those set forth in the Guidelines, Rules and Regulations. The BOD will consider such cases and, if appropriate, grant variances provided that the design objectives are met.

### **(b). Purpose of Visual Requirements; Availability of Technical Requirements**

The purpose of the visual requirements is to maintain the property values, aesthetic appearance, and natural beauty of the Wind Meadows development. Technical requirements, such as setbacks and roof elevations, may be obtained from the WMC office.

### **(c). Relation to the Natural Environment**

Property enclosures and 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.

(d). Conformance with Covenants

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

(e). Validity of Concept

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

(f). 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.

(g). Location and Impact on Neighbors

The primary concerns are access, view, sunlight, ventilation and drainage. For example, property enclosures or 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.

(h). Scale

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

(i). Color

The existing home and the addition's roof and trim must be complimentary colors.

(j). Materials

Continuity must be established by use of the same or compatible materials as were used in the original home.

#### **Section 4. Workmanship**

(a). The quality of the work must be comparable to the existing home. The WMC 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 BOD may disapprove the application. If the approved application is not completed within a 12-month period, a new application must be submitted.

## **Section 5. Procedures**

- (a). ARC Review Procedures shall be governed by Article X, Section 7.(c). of the Wind Meadows Corporation Restated Bylaws.

## **Section 6. Corrective Action**

- (a). Corrective Action shall be governed by Article X, Section 7.(d). of the Wind Meadows Corporation Restated Bylaws.

## **Part C. Request Parameters**

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

**Unless specifically noted, the ARC Guidelines apply to all Manor, Patio, Village, Garden, and Prairie Meadow Homes, and Single Family Homes.**

### **Section 1. Generally**

- (a). Items such as barbecue grills or yard furniture are permitted in common areas for daily use but must be removed immediately after use.
- (b). Clotheslines are permissible in back yards only, between the hours of 8:00 a.m. and 5:00 p.m., and must be removed after use.

### **Section 2. Sheds, Dog Runs/Dog Houses, Swingsets, and Trampolines**

- (a). No sheds (e.g., playhouses, greenhouses, storage units, or similar structures) used for any purpose, may be erected in Wind Meadows.
- (b). No dog runs or doghouses are allowed.
- (c). Swingsets
  - (1). Patio, Manor, Village, Garden, and Prairie Meadow Homes. No swing/fort/play sets are permitted.
  - (2). Single Family Homes. Only wooden play systems are permitted. Play sets may have a raised, open slat structure not to exceed 6'x6' width and 5' tall from the ground to the bottom of the structure. All play systems must be approved by the BOD.



- (d). Trampolines
  - (1). Patio, Manor, Village, Garden, and Prairie Meadow Homes. No trampolines of any kind are permitted.
  - (2). Single Family Homes. Trampolines, either permanent or temporary structures, are permitted only with BOD approval, and are only permitted in back yards no closer than ten (10) feet of any property line.

### **Section 3. Privacy Walls and Fencing**

- (a). Definition of Enclosures.
  - (1). Structural Enclosure.
    - a. In the Patio, Manor, Village, Garden, and Prairie Meadow Homes, a Structural Enclosure may be a gate, fence, deck railing, or privacy wall.
    - b. In the Single Family Homes, a Structural Enclosure may be a gate, privacy fence, decorative fence, deck railing, or privacy wall.
  - (2). Landscaping Enclosure.
    - a. In the Patio, Manor, Village, Garden, Prairie Meadow Homes, and the Single Family Homes, a Landscaping Enclosure may be trees or shrubs.
- (b). Patio, Manor, Village, Garden, and Prairie Meadow Homes
  - (1). New Structural or Landscaping enclosures are permitted only with prior BOD approval.
  - (2). All Structural Enclosures must be rectangular in shape and must be stained with the Corporation-approved stain.
  - (3). Fences and gates must be of natural wood and match existing fencing erected by the developer in style, color and design.
  - (4). All privacy walls must be stained with the Corporation-approved stain.
  - (5). The outside privacy walls, where applicable, must remain as originally designed.
  - (6). Proposed privacy walls can be no higher than eight feet.
  - (7). All Enclosures must be located within the applicant's private lot area.
  - (8). The Enclosure must provide at least one entry to common property, a minimum of 3½ feet wide.
  - (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.
- (11). Invisible dog fencing is permitted only with prior approval from the BOD.
  - a. The Village of Wind Point has sixty (60) feet of right-of-way; therefore the fence must be more than thirty (30) feet from the center of the street.

(c). Single Family Homes

- (1). Property line enclosures, whether with Landscaping or with Structural Enclosures (privacy or decorative), are not permitted.
- (2). Invisible dog fencing is permitted.
  - a. The Village of Wind Point has sixty (60) feet of right-of-way; therefore the fence must be more than thirty (30) feet from the center of the street.

**Section 4. Landscaping, Flags, Yard Ornaments, and Bird Feeders**

(a). Generally

- (1). Landscaping that is either private patio area or foundation planting may be changed or improved by the Owner with BOD approval, providing that the changes are harmonious with the established appearance of the surrounding structures.
- (2). Flags.
  - a. United States Flag. The United States flag may be respectfully flown or displayed. The United States flag may not contain an opinion message.
    - (i). Manor, Patio, Village, Garden, and Prairie Meadow Homes. One flag pole attachment to the home is permitted. The location of the flag pole may not obstruct ingress to or egress from the home. No United States flag may be larger than 3' x 5'.
    - (ii). Single Family Homes. Either one flag pole attachment to the home or one free standing flag pole no taller than 25' is permitted. No United States flag may be larger than 4' x 6'.
  - b. Garden flags.
    - (i). Manor, Patio, Village, Garden, and Prairie Meadow Homes. A maximum of two (2) garden flags, approximately 12" x 18" in size, are permitted in back yards.
    - (ii). Single Family Homes. A maximum of two (2) garden flags, approximately 12" x 18" in size, are permitted.

- c. Other flags. No other flags are permitted.
- (b). Manor, Patio, Village, Garden, 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 BOD.
  - (3). No future window boxes are permitted.
  - (4). Homeowners are permitted to have no more than four (4) decorative ornaments in a unit's front common area, including, but not limited to, door ornaments, planters, pots, landscape ornaments, decorative stakes, statues, sculptures, or other decorative items.
  - (5). Each home may have one bird feeder located at the Owner's choice: in the front, side, or back yard.

**Section 5. Extension of Patios or Decks**

- (a). Patio, Manor, Village, Garden, and Prairie Meadow Homes. The design and construction of the patio or deck extension must be approved by the BOD and cannot be extended onto common areas without BOD approval.
- (b). Single Family Homes. The design and construction of the patio or deck extension must be approved by the BOD.

**Section 6. Awnings, Roll-up Shutters, and Garage Doors**

- (a). No awnings are permitted in Wind Meadows.
- (b). Exterior roll up shutters are permitted only with prior approval from the BOD.
- (c). All garage doors must be closed when not in use.

**Section 7. Vegetable Gardens and Rain Barrels**

- (a). Vegetable gardens are permitted only in Single Family Homes, in the deeded lot in the backyard, not to exceed eighty (80) square 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.
- (b). Rain barrels.
  - (1). Patio, Manor, Village, Garden, and Prairie Meadow Homes. Rain barrels are not permitted.
  - (2). Single Family Homes. Rain barrels are permitted only with prior approval from the BOD.

## **Section 8. Wheelchair Ramps, Railings, and Other Assistive Equipment**

- (a). External wheelchair ramps, railings, and other assistive equipment are permitted, but prior to installation a request must be submitted to the ARC for approval of design, materials, and color, with final approval of the BOD. The wheelchair ramps, railings, or assistive equipment must be removed when no longer needed and/or when selling the home.

## **Section 9. Swimming Pools**

- (a). No swimming pools, above or below ground, are permitted.

## **Section 10. Basketball Hoops**

- (a). Manor, Patio, Village, Garden, and Prairie Meadow Homes. No basketball hoops are permitted.
- (b). Single Family Homes. Basket ball hoops are permitted only with prior approval from the BOD.

## **Section 11. Outdoor Burning**

- (a). Any outdoor burning, including, but not limited to, leaf burning and in outdoor fireplaces, firepits, and chimineas, is permitted, but must comply with Village of Wind Point ordinances.

## **Section 12. Satellite Dishes and Antennas (POL.004)**

- (a). Placement of satellite or TV dishes or external TV antennas are subject to the approval of the BOD.

## **Section 13. Changes to Building Exteriors; Solar Panels**

- (a). Patio, Manor, Village, Garden, and Prairie Meadow Homes
  - (1). All changes to exterior doors, windows, and skylights and additions of skylights are permitted only with prior approval of the BOD.
  - (2). Exterior solar panels or collectors are permitted only with prior approval from the BOD and must comply with Village of Wind Point ordinances.
- (b). Single Family Homes
  - (1). All changes to roofing, siding, exterior doors, windows, and skylights and additions of skylights are permitted only with prior approval of the BOD.
  - (2). Exterior solar panels or collectors are permitted only with prior approval from the BOD and must comply with Village of Wind Point ordinances.

#### **Section 14. Lighting**

- (a). Exterior Lighting. Permanent exterior lighting is subject to the approval of the BOD.
- (b). Removable Lighting.
  - (1). For Manor, Patio, Village, Garden, and Prairie Meadow Homes, up to six (6) removable lights, for example, solar lights, are permitted in front common areas.
  - (2). For Single Family Homes, removable lights are permitted.

#### **Section 15. Items specific to Single Family Homes: Bay Windows, Exterior Design, CATV, and Mailbox Supports**

- (a). Bay Windows. Only Single Family Homes are permitted to have bay windows.
- (b). Exterior Design. No home will intentionally be designed like another without consultation with the BOD.
- (c). CATV. All new construction homes must be CATV wired.
- (d). Mailbox Supports. Mailbox supports posts and structures must be aesthetically cohesive, as determined by the ARC and approved by the BOD.

## **WIND MEADOWS CORPORATION GUIDELINES, RULES AND REGULATIONS**

**Unless specifically noted, these Guidelines, Rules and Regulations apply to all Manor, Patio, Village, Garden, and Prairie Meadow Homes, and Single Family Homes.**

### **Section 1. 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 Office of the Village of Wind Point Clerk 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 2. Fishing**

- (a). No fishing is permitted without a WMC 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. 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 3. Pets**

- (a). Manor, Patio, Village, Garden, and Prairie Meadow Homes. No Owner or lessee shall have more than two leashed (2) pets. Any Owner or lessee currently with more than two leashed (2) pets may keep them until death or removal.
- (b). Manor, Patio, Village, Garden, Prairie Meadow, and Single Family Homes.
  - (1). Owners shall assume full responsibility for any damage to persons or property caused by his or her pet.
  - (2). Pets must be leashed and must not be walked or allowed on other Owners' private property.
  - (3). The pet owner is required to properly dispose of the waste his or her animal deposits on the Corporation property.

### **Section 4. General**

- (a). No Owner or lessee shall be permitted to operate or advertise any business activity within Wind Meadows unless first approved in writing by the BOD.

(b). Sales.

- (1). Manor, Patio, Village, Garden, and Prairie Meadow Homes. One estate or moving sale per current property owner is permitted. Renters are not eligible to have estate or moving sales. The sale must be private and not advertised by address. The sale is subject to WMC Estate and Moving Sale Procedures, and must be approved in advance by the BOD.
- (2). Single Family Homes. Estate sales, moving sales, garage sales, rummage sales, auction sales or any other type of sale are permitted. Signage, notice or other lettering related to the sale 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 are permitted to be placed in the yard.

(c). Signs.

- (1). Real Estate Signs. 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 the "for sale" sign one week after the closing has taken place.
  - (2). Political Endorsement Signs.
    - a. Manor, Patio, Village, Garden, and Prairie Meadow Homes. No political endorsement signs may be placed on common areas owned by WMC, including front common areas. One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") may be placed inside the homeowner's property.
    - b. Single Family Homes. One political endorsement sign per home no larger than 432 square inches (example: 18" x 24") may be placed outside on the homeowner's property.
    - c. The period during which the sign can be put in place is: beginning the first day the nomination papers are circulated by candidates and ending twenty-four (24) hours after the Election Day; in the case of a referendum, beginning the day on which the question to be voted upon is submitted to the electorate and ending twenty-four (24) hours after the day on which the referendum is held.
  - (3). All other signs. No signs, banners, or other projections shall be attached to the outside walls or roofs of the building or yard.
- (d). No Owner shall cause trash to be deposited in the common areas.
- (e). All trash must be in a secure and sanitary container, and may not be placed outside earlier than 6:00 p.m. the night before scheduled pickup. Garbage cans must be stored out of sight the same day following pickup.
- (f). 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 WMC or which would be in violation of any law.

- (g). 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.
- (h). Boats, trailers, business vehicles, campers, snowmobiles, all-terrain vehicles, go-carts or any other recreational vehicles, or any vehicles on blocks or on a ramp are not permitted on WMC property for more than 24 hours, unless in an enclosed garage or a permanent carport, at the discretion of the BOD.
- (i). 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 WMC property.
- (j). Decorations may be installed for the winter holiday season from November 15th through January 15th. For Halloween, observed on October 31st, decorations may be installed October 1st through November 2nd. For all other holidays, decorations may be installed 20 days prior- and removed 10 days post-holiday.
- (k). No home may be rented or leased for a term of fewer than 12 consecutive months.
- (l). Capital Contribution Transfer Fee. Each time ownership of a home is transferred from one party to another, in whole or in part, including purchase, sale, foreclosure, tax foreclosure, land contract, or the taking of a deed in lieu of foreclosure, the transferee of the property shall pay a capital contribution transfer fee of \$600.00 to WMC.

## **Section 5. Access and Parking**

- (a). Manor, Patio, Village, Garden, and Prairie Meadow Homes only.
  - (1). The courts and drives must not be obstructed or used for any purpose other than ingress and egress to and from the premises.
  - (2). 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.
  - (3). Excluding Village Homes, overnight parking in private driveways is not permitted. Residents' vehicles must be parked in their garages or in guest parking areas.

## **Section 6. Dues, Assessments, Annual Meeting, Roster, and WMC Office Hours**

- (a). The WMC 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 January 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). The WMC will maintain a current roster of all Owners and their addresses. Please notify the WMC office of any change of address or ownership.

### **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 BOD. 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 Declarations, 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.

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

### **Part A. Generally**

- (a). Wind Meadows Corporation (WMC) 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.
- (b). 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').
- (c). The Leisure Center facility, including the Clubhouse, the tennis courts, and the pool, is a smoke free environment, and thus, smoking is prohibited.
- (d). 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.
- (e). Management of the Leisure Center is vested in the BOD functioning through the WMC Site Manager. All complaints and suggestions are to be given to the WMC Site Manager so that they may receive adequate consideration.
- (f). Guests must be expressly invited and the member must accompany each guest or group of guests.
- (g). Parents are requested to ensure their children observe all the rules.
- (h). Pets are not permitted in the Leisure Center Clubhouse, on the tennis courts, or within the fenced pool area; however, leashed pets are permitted alongside Meadow Lake on the Meadow Lake grounds.
- (i). Weapons are not permitted in the Leisure Center Clubhouse, on the tennis courts, within the fenced pool area, or in Meadow Lake or on the Meadow Lake grounds.
- (j). 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.
- (k). Violations of these Rules and Regulations will subject the Owner to suspension of Leisure Center facility (including Clubhouse, tennis courts, pool, and Meadow Lake) rights until such violation is cured, pursuant to Article VIII, section (2).(c). of the Wind Meadows Corporation Restated Bylaws.

## Part B. Clubhouse Rules and Regulations

### Section 1. General Rules

- (a). WMC will employ a professional cleaning service as needed to maintain the party room.
- (b). WMC assumes no responsibility for property left by members or guests in the clubhouse, locker room or on the premises.
- (c). Members shall be required to pay for all damages caused by themselves or their guests. WMC expects the party host to clean up spills immediately using the cleaning product available onsite. If this method fails, a professional cleaning service will be employed.
- (d). Confetti, Glitter and "Silly String" products are prohibited. If used in the Leisure Center, the deposit will be forfeited.

### Section 2. Private Party and Social Club Rules

- (a). Only members/lessees can host private parties and social club events at the Leisure Center for the entertainment of their personal friends and relatives; social clubs may only be attended by WMC members/lessees. Members/lessees must be in good standing with any payment of fees and with the WMC rules and regulations to be eligible reserve any Leisure Center facility.
- (b). The Leisure Center may not be used for any political, business, or fundraising events. Any attempt to circumvent this rule can result in loss of clubhouse privileges.
- (c). Parties may be held strictly by reservation on a first come-first serve basis. Previously scheduled private parties will take priority over social club reservations.
- (d). If a member has used the facility for a party on Thanksgiving Day, Christmas Eve or Day, or New Years Eve, they will not be permitted for a period of one year to make reservations for one of those holidays earlier than 60 days in advance. 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 household.

WMC activities will be given preference in reserving the Leisure Center on Memorial Day, Fourth of July and Labor Day, for example, for picnics. If WMC 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.

- (e). No one may enter the clubhouse prior to 9:00 a.m. to set up on the day of the party or to have access for a social club event. 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).
- (f). Dinner parties are limited to 40 persons, cocktail parties to 60 persons, unless special arrangements are made with the Site Manager.

- (g). The clubhouse 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 and ice.
- (h). Special permission may be obtained from the WMC Site Manager for setting up a tent for large parties, and private after-hour swimming parties.
- (i). Fees.
  - (1). Private Parties. Prior to receiving the Clubhouse entrance code, the WMC member is required to pay one fee that includes the rental fee and a refundable security deposit. Relevant fees are addressed in the Leisure Center Facilities Contract.
  - (2). Social Clubs. Prior to receiving the Clubhouse entrance code, WMC Social Clubs must submit a Leisure Center Facilities Contract to the WMC Site Manager. Relevant fees are addressed in the contract.
- (j). Prior to leaving the premises, persons using the facility for parties will be required to comply with the “Cleaning and Closing” items of the Leisure Center Facilities Contract.

**Part C. Tennis/Pickleball Court Rules and Regulations**

- (a). WMC members must read and understand these rules before they use the courts.
- (b). Wind Meadows Corporation (WMC) will from time to time grant the use of its tennis/pickleball courts to area high school tennis programs during the school season and with the appropriate coaching supervision. This use, approved by the BOD, will be limited to two (2) courts, provided it does not conflict with Wind Meadows resident use.
- (c). WMC members must have their Wind Meadows I.D. card with them while playing.
- (d). Court times may be reserved using the online scheduling system. A WMC member is not limited to a number of reservations in a day. Court times may be reserved on a recurring basis, for a given day and/or time.
- (e). A WMC member must be playing on each reserved court, and may have no more than three (3) guests on a reserved court.
- (f). Each WMC Member with guests *may not occupy more than one court*, except for tennis/pickleball parties as noted in Section C.(i). below, related to private parties.
- (g). Each guest is subject to a \$3.00 per day fee.
- (h). Court time is limited to two hours, whether for singles or doubles.

- (i). Private Party reservations must be for no more than two (2) courts, and no more than four (4) hours. Reservations can be made by submitting a Leisure Center Facilities Contract for a private party to the WMC Site Manager. Relevant fees are addressed in the contract.
- (j). Adult members (over 15) will have preference evenings and weekends after 12 noon, although younger players may play with their parents at any time.
- (k). Players are encouraged to wear tennis/pickleball attire, including shirts/tops. Wearing of bathing suits is prohibited on the courts.
- (l). Only court shoes are allowed and only tennis/pickleball play is allowed on the courts.
- (m). Observation of the common rules of tennis/pickleball 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 will be kept closed.
- (n). Players should pick up waste material and place it in the proper containers as they leave the court.
- (o). Put all tennis/pickleball cases and warm-up clothing at the net post to avoid accidents.

## **Part D. Pool Rules and Regulations**

### **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 Management Company Representative, and are in complete charge of the pool and the pool area at all times.
- (c). The lifeguards 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). Guests. A WMC member household may have up to six (6) guests who are not members of the WMC member's household without a reservation for a private party. All private parties must be reserved in advance with the Site Manager. If additional lifeguards are needed, a fee will be charged to the member.
- (e). A child twelve (12) years of age and under is 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.
- (f). Sitters do not pay a pool fee. The lifeguards will report irresponsible sitters and appropriate action will be taken.
- (g). Parents must insist that sitters identify themselves and their charges to the lifeguards at the pool when they enter.

- (h). All clothing changes or diaper changes must be done in the locker room and not on the pool deck.
- (i). Infants wearing swim diapers or 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 and toys. 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.
- (m). The Management Company Representative at his/her/their discretion may schedule regular times for "adult-only" swims.
- (n). Loud or distracting music playing is prohibited. Headphones are recommended.
- (o). Saving lounge chairs for members or guests who have not yet arrived is not permitted.
- (p). No glass or ceramics are permitted within the pool area, on the pool deck or in the pool, including but not limited to glass bottles, dishes, bowls, pitchers, or tempered glass goggles.

## **Section 2. Fee Schedule**

- (a). With the exception of private parties, see (c). below, there is no pool use fee for anyone who is a WMC member.
- (b). Each guest is subject to a \$5.00 per day fee, which shall apply to all guests, including non-resident children and grandchildren.
- (c). Private Parties. There is a fee for private parties. Two lifeguards are required.

## **Section 3. Safety Rules**

- (a). No one may enter the pool unless a lifeguard is present and on duty.
- (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 an unbreakable container.
- (d). Rough, boisterous or inappropriate conduct such as: shoving, ball throwing, hanging on the lane line, or tossing others into the pool, is strictly prohibited. Running on the pool deck is extremely dangerous and will not be tolerated.

- (e). 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.

#### **Section 4. Pool and Lifeguard Availability**

- (a). Pool Hours. The pool will be open:
  - (1) the first Saturday in June through August 15, with pool hours from 10:00 a.m. to 8:00 p.m.; and
  - (2) August 16 through Labor Day Weekend, with pool hours from 10:00 a.m. to 7:00 p.m.
- (b). Pool hours are subject to lifeguard availability.
- (c). The Management Company Representative will be responsible for hiring lifeguards and an experienced pool manager each summer pool season.
- (d). Two lifeguards will be on site each day for the entire day.
- (e). Except as may be required regarding inclement weather, the pool will remain open for the entire day and close at the closing time above. Low attendance is not a basis for closing the pool.
- (f). The lifeguards will begin cleaning the pool after closing.
- (g). In the event of inclement weather, for example, electrical storms, the pool will be closed, but will reopen once it is safe to do so, as directed by the Management Company Representative.
- (h). At the Management Company Representative's discretion, the pool will be closed when air temperature is approximately 65 degrees or below.

#### **Part E. Meadow Lake Rules and Regulations**

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

- (a). The 13 acre Meadow Lake for use by WMC members and for accompanied guests. Use by others is prohibited and any such use should be reported immediately to the WMC Site Manager and the Wind Point Police.
- (b). Subject to Section E.(c)., below, related to launching watercraft, 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, issued by the WMC office, and a State of Wisconsin Fishing License (as applicable). WMC I.D. cardholders are limited to two (2) guests per day, who must fish in the presence of the WMC I.D. cardholder. The WMC I.D. cardholder is responsible for their guests' actions. The guests are not issued WMC I.D. Cards and are not charged a fee. WMC I.D. cards may not be loaned and are only valid in the possession of the person to whom they are issued.