

WELCOME TO WIND MEADOWS CORPORATION

Your Board of Directors takes this opportunity to welcome you to the Wind Meadows. You have purchased property and are or will soon become residents in one of the finest communities in the State of Wisconsin; one you can be proud of.

General

To preserve and maintain the beauty and high-quality standards of the Wind Meadows Corporation (WMC), the Board of Directors of the Corporation has adopted certain Guidelines, Rules and Regulations. The WMC Guidelines, Rules and Regulations apply to all property within Wind Meadows and are binding upon all property owners. They were created under the provisions and authority of the restated WMC Bylaws of the Corporation and by adoption of Corporate Policies. They are for the mutual benefit of all property owners. Each owner of property within Wind Meadows is automatically a member of the WMC. Copies of the current WMC Restated Bylaws and Guidelines, Rules and Regulations are enclosed.

Assessments

Each piece of property is assessed a pro-rata share of the annual expenses of the WMC for administration and maintenance of common properties including the Leisure Center. Your property is located within a Parcel Service Area (PSA), which is aligned by geographical and home design considerations.

Monthly Assessments vary by Parcel Service Area (PSA) and are set each year by the Board of Directors after adoption of an Annual Budget. The Monthly Assessment varies depending on the needs of the PSA in which your home is located. Included in the Monthly Assessment monies are budgeted operating expenses, master comprehensive insurance, building and grounds maintenance expenses and reserve funds for major maintenance projects. However, there is no guarantee that the reserve fund will be adequate for all major projects. A Special Assessment may be required from time to time.

There is a definitive schedule for the allocation of maintenance expenses for the Manor, Patio, Garden, Village and Prairie Meadow Homes with the homeowner and the appropriate expense account.

For your convenience, there are two payment options: coupon books and automatic withdrawal (ACH). The exact amount of your Monthly Assessment is printed on the coupons and can be obtained by contacting the WMC project manager. Auto withdrawal is offered in place of a coupon book and saves the corporation money. Contact the WMC project manager to sign up for the ACH program. Contact the WMC office at wmc@w-p-inc.com or call 639-8974. **Monthly Assessments are due and payable on the first day of each month.** A charge of ten (\$10) dollars shall be added to any assessment unpaid after thirty (30) days from the due date, and cumulatively for each thirty (30) days thereafter.