

**POLICY MANUAL**  
Wind Meadows Corporation, Racine, WI

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Subject: Revision Date: January 1, 2024  
Issue Date: May 1, 1988

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SPECIAL LIMITED MEMBERSHIP Page No. Policy No.  
1 of 2 POL.007

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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 memberships. Special Limited Membership shall be granted following application and acceptance by the Corporation and upon payment of fees as 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 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 50 people for dining and 100 people for cocktails and 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 deposit is also required as a security deposit for reservations. This deposit will be refunded if a cancellation is made 14 days before the date reserved unless another member requests that date in the case of short-term reservations. Long-term reservations (more than three months) will not be refunded if canceled less than three months in advance of the reservation date. 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 \$5.00 per day. Four tennis courts are also available, guests are \$3.00 per visit.
- 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 refund of any fees or costs paid by the member in question, should it be determined that said member has failed to comply with 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 next 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, six hundred, and eighty dollars (\$1,680.00) is required for the 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)”.