



**CONDOMINIUMS OF
WESTWIND GREENS
CONSERVANCY**

**TOWN OF DELAFIELD
WAUKESHA COUNTY, WISCONSIN**

WESTWIND GREENS OWNERS ASSOCIATION, INC.

**Condominium Rules and Regulations
August 2026**

RULES AND REGULATIONS OF THE WESTWIND GREENS OWNERS ASSOCIATION

Introduction:

These Rules and Regulations have been drawn from various legal documents which relate to the development and operation of the Condominiums of Westwind Greens Conservancy (hereafter the "Condominiums") for convenience of reference of members of the Westwind Greens Owners Association, Inc. (hereafter the "Association" as a whole, and "Unit Owners" as individual members).

Those documents are:

- Conditional Use Permit with the Town of Delafield
- Conditional Use Permit with Waukesha County
- Developer's Agreement and Operations Statement with the Town of Delafield
- Developer's Agreement with Waukesha County
- Easements with the U.S. Department of the Army Corps of Engineers
- Declaration of Condominium of Condominiums of Westwind Greens Conservancy (hereafter "Condo Declaration")
- Articles of Incorporation and Amendments thereto of Condominiums of Westwind Greens Conservancy
- By-laws of Westwind Greens Conservancy

The specific documents can be referenced for detailed agreements approved by the various agencies and the developer. In the event of a conflict among them, the more restrictive shall apply.

Additional rules and regulations relating to the use and enjoyment of the common elements are also set forth in the pages that follow. Please note that there are assessments for liquidated damages for repeated violations of these agreements and that they apply not only to Unit Owners but also to renters and other occupants.

Also, please see our "Welcome to New Owners" handout which contains information helpful to newcomers relating to garbage pick-up, payment of assessments, a list of officers and directors, etc.

ANTENNAS	No antennas for television or aerials for radios may be erected on any roof or any other portion of the Condominiums, except any community antennas or cable erected or installed with the prior consent of the Board of Directors.
ASSESSMENTS – PAYMENT GUIDELINES	Monthly assessments are due the first of each month. A fifteen (15) day grace period is allowed. A \$15 assessment for liquidated damages will be charged for each check received by the Property Manager with a postmark later than the 15th in any month, and a \$25 assessment for liquidated damages will be charged for each check returned for insufficient funds.
ASSOCIATION AND BOARD MEETINGS	The annual meeting of the Association is held in September at a time and place to be determined each year. The Board of Directors meets from time to time at a place communicated in advance. Any member may attend. To introduce a matter at a meeting, members must submit a written description of the topic to the Board one week before the meeting.
BEACH	The grass beach may be used by residents and their guests at any time. Occupancy of the beach is limited to twenty-four (24) chairs at any one time. All chairs, towels, swimsuits, toys, trash and other items must be removed by residents when they leave the area.
BIRD FEEDERS / BIRD BATHS	Bird feeders are allowed in Courtyards. Bird feeders and bird baths may be used outside of courtyards at the discretion of the Board. The use of seed catchers is encouraged to reduce attraction of rodents to the seed that falls to the ground.
BOATS	No houseboats. No boats (powerboats or sailboats) with cabins, no boats greater than 25 feet 10 inches LOA (Length overall).
BOAT LIFT	Owners are only entitled to a shore station (boat lift) with inside dimensions of 108 inches The board grants a permanent exception to allow shore station with an inside dimension up to 120 inches for slips 1, 16, 17, and 18. (end locations) The board will allow one 108 and one 120 inch inside dimension shore station for locations between the pier fingers. The opportunity for an owner to choose their lift inside dimension will be assigned on a first come first serve basis. If an owner wishes to install a larger 120 inch inside dimension lift, they must follow the boat slip trade procedure for a place that has room for a larger lift. If a trade is not available, then they will be limited to a 108-inch lift.
BOAT COVERS	All boats are to have boat covers or lift covers at all times to protect them from filling with water, sinking or capsizing and damaging the piers, other boats or other Association property. Covers also protect the boats from the sun. A shore station with a roof counts as a cover.

BOATS – DAMAGE CAUSED BY	When boats are inadequately protected, the Board will inform the owner of any damage his/her boat is causing Association property or other property, and request that the owner take immediate action to halt damage. If after verbal notification the boat owner has not taken remedial action, the Board will take such actions as it reasonably deems appropriate to the situation to protect the Association property and other property from damage, including the removal and storage of the offending boat. Such action shall be taken at the Unit Owner's risk and expense for labor, equipment and other services deemed necessary by the Board.
BOATS - LAUNCHING	The public boat launch facility immediately south of the property is recommended for the launching of boats on trailers. The Lawn Launch is for hand launching of watercraft such as canoes, kayaks, rowboats, sailboats, sail boards, etc. Such launching is to occur on a first come first served basis. Launching with trailers at this site is prohibited.
BOATS - MOORINGS	Boats should be tied to a minimum of two moorings if not kept in a lift with bumpers of adequate size, quality and quantity to prevent damage to the pier. The Association is not responsible for damage to boats caused by friction of any type or extent between the boats and the piers. It is the boat owner's responsibility to adequately protect his/her boat and the pier from damage.
BOATS - SLIPS	Boats are to be tied up in the boat slip assigned to each unit. Residents may have only one boat in a slip at any given time. Boat slips cannot be sold or leased to any party other than another owner without the permission of the Board. They are part of the limited common elements (defined at Article IV of the Condo Declaration) of each unit. No overnight boat docking by guests is permitted without the permission of the Board.
BOATS – TRAILER STORAGE	Winter storage of boats and trailers is not permitted on the property from November 1 through April 15 except in the individual Unit Owner's garage. Boat trailers are to be stored in garage units at all times. Parking of vehicles with trailers or unattached trailers is limited to those owned by Unit Owners only. Trailers may not be parked outside overnight for no more than three nights.
COACH HOUSE	The Coach House is used for the storage of commonly held property of the Condominiums, such as outdoor furniture, the tractor and trailer, floats, snow removal equipment, supplies and other maintenance items. Personal items of Unit Owners cannot be stored in this building. The Coach House is kept secure at all times to protect the property of the Association. The board may offer an option to store owner's property for a fee at its sole discretion. If available, this option will be communicated toward the end of summer.
COMMON ELEMENTS – USE OF	The Common Elements are for the full use of all Unit Owners. Walks and drives must be kept clean and orderly to allow the full use of the elements as intended. Junked, inoperative or unlicensed vehicles, trailers, camping equipment, snowmobiles, land vehicles or the like may not be stored, parked or placed in any of the common areas. See Article III of the Condo Declaration for a full definition of "Common Elements."

COURTYARDS	Courtyards are Limited Common Elements (see definition at Article IV of Condo Declaration) of each unit located at the units' entries off Westwind Drive. No awnings or enclosures are permitted in this area. Courtyards may not be used for storage or for airing or drying of laundry, carpet, rugs or clothing. Courtyards may be landscaped by owners provided no plantings, fixtures or objects may exceed a height of five (5) feet without the consent of the Board. The Board may adopt reasonable rules and regulations from time-to-time governing the manner in which the courtyards may be landscaped.
DECKS – USE OF	No Unit Owner may add to, alter or attach any object or device to the exterior of buildings, including deck areas, without the consent of the Board. Decks are designed for use during the warm weather months, May 1 to November 1. Seasonal items that are normally used on the deck may remain on the deck year-round, but decks should not be consider a general storage location. Decks should not be used for airing or drying laundry, carpet, rugs or clothing. You must always keep the courtyard, porch and patio in a neat and clean condition.
DEED RESTRICTIONS ATTACHED TO SPECIFIC UNITS DEED RESTRICTIONS ATTACHED TO SPECIFIC UNITS	The Westwind Greens Homeowner's Association of the Condominiums of Westwind Greens Conservancy agrees to accept the financial obligations and the responsibility for the conditions of the permit and Deed Restrictions attached to the deeds of any of the Westwind Greens condominiums related to the approved removal of vegetation on Westwind Greens property within 35 feet of Pewaukee Lake. The President of Westwind Greens Homeowners' Association Board of Directors is authorized by the Board to execute any and all documents necessary for the Board to accept the financial obligations and responsibility for the conditions of any deed restrictions, in perpetuity, related to tree removal on Westwind Greens property within 35 feet of Pewaukee Lake.
EXTERIOR CHANGES	The placement of any objects or attachment of any objects or devices to the exterior of the buildings, including decorations, wind chimes and signs not previously approved by the Board, is prohibited. A Unit Owner may erect or post a temporary sign, of customary and reasonable size, relating to the Open House of a unit for sale. Additions, alterations and changes to a limited common area by a resident which affect the aesthetic integrity of the Condominiums are prohibited unless approved by the Board.
FIREARMS AND INCENDIARIES	Discharging of firearms of any type or fireworks and other incendiaries of any type is not permitted on the property.
GARBAGE	Garbage containers may not be left outside except on days designated for trash removal. Containers must be animal proof and tightly sealed. Containers may be set out eight hours before the day of pick up, and must be removed by the end of the day of pick up. Rubbish or debris may not be deposited on any common area or on the property surrounding a unit. No materials may be consumed by fire in incinerators, open fires or elsewhere on the property.

GRILLS	The use of charcoal grills on decks or within 10 feet of a building is prohibited.
GROUPS AND LAWNS	The grounds and lawns are for the full use of all Unit Owners. Lawns and shrubs are maintained by professional landscapers hired by the Board. Unit Owners are prohibited from planting any materials outside the Courtyards without obtaining a variance from the Board except as follows: • in deck planters • annuals and non-woody perennials in the narrow strip of soil between the walkways and garages. Bicycles may be ridden on paved roads and driveways, including the driveway to the lake and Lake Shelter. The use of snowmobiles is prohibited everywhere on the property except on paved or gravel roads and along the fence line on the north side of the property for the purpose of gaining access to the lake but is restricted to residents and guests only. Lawn chairs may be used on the grounds on a temporary, daily basis and must be placed in such a manner as not to restrict or infringe upon the enjoyment, access and convenience of other residents. Such lawn chairs must be removed after they are no longer being used.
INSURANCE	For information regarding insurance coverage, please see Article XI of the Condo Declaration and/or contact a Board member or officer.
LAKE SHELTER AND DECK	The Association shall maintain the Common Elements of storage lockers, screened porch, the deck and boardwalk. The residents shall keep them free from dirt and refuse. The residents will also keep the tables and chairs free from dirt. Association tables and chairs are available for the use of residents on a first come first served basis unless reserved for a special event (see next paragraph.) Tables and chairs may not be removed from the Lake Shelter porch or deck. Residents may reserve the Lake Shelter for a period of no more than four (4) hours by application to the Social Committee with three days' prior notice. Such special events must allow residents to have access to the storage lockers from the west entrances at all times. Prompt clean up and removal of garbage relating to such events is the responsibility of the hosting resident. Charcoal grills may not be used on the deck or inside the screened porch.
LEASE OF UNITS	Unit Owners may lease units on such terms and conditions as they desire, provided that (a) • the initial term of the lease is at least six (6) months • the lessee shall comply with all of the provisions of the Condo Declaration, By-laws and these Rules and Regulations, and any violation thereof will be considered a breach of their lease. No rooms in any unit may be rented and no transient tenants may be accommodated.

MAINTENANCE, DAMAGE, VANDALISM	Every owner/tenant/occupant must perform promptly all maintenance and repair work within his/her unit which, if left undone, would adversely affect the Condominiums as a whole or in part, and is expressly responsible for the damages and liabilities that his/her failure to do so may cause. Unit Owners are financially responsible for damages occurring as a result of the actions of their minor children, family members or guests. All repairs to internal building components and systems, such as water, light, gas, power, sewage, telephone, furnace, air conditioners, sanitary installations, doors, light fixtures, etc. and all other accessories belonging to the unit shall be completed at the expense of the Unit Owner. Town ordinances and state laws dealing with vandalism will be strictly enforced at Westwind Greens.
NOISE	Residents should exercise extreme care about making noise, and in the use of musical instruments, radios, televisions and amplifiers that may disturb other persons.
Parking “at the Lake”	Owners may choose to park near the boardwalk / Boat house; however, cars must park on the gravel road. Cars are no longer permitted to be parked in the grassy area to the west of the boat house. The ground has become too soft.
PARKING	Parking on North or South Westwind Drive is prohibited by Town of Delafield. A Unit Owner’s guests may park cars in front of the Unit Owner’s garage doors in such a manner as to not obstruct traffic. Overnight guests are limited to parking in these spaces for no more than fourteen (14) days on a continuous basis per year, per guest. Occasional guest parking is available on the grass north of the coach house, in the grass along the north curve, and in the grass east of Building 6. Between 1 AM and 7 AM such parking is prohibited. Violation of this overnight parking rule will result in a warning for the first infraction and a \$25 assessment for liquidated damages for each night of violation thereafter. In the winter, grass areas are not plowed. Please make arrangements with neighbors to use their driveways for guest parking if necessary. Vehicles of all types must be stored in Unit Owners’ garages. Outside storage of boats, trailers, motor homes, recreational vehicles, trucks or any inoperable, unlicensed or derelict vehicles is not permitted. Upon appeal to the Board for extenuating circumstances, parking restrictions may be waived.

PETS	The occupants of a Unit may keep two cats or one dog or one cat and one dog (no guard-type dogs are permitted) and other small household pets (such as fish or birds) provided that they are not kept, bred or maintained for any commercial purpose. No pet is permitted which causes an unreasonable nuisance. Any pet excrement in common areas must be removed immediately by the occupant of the unit in which the pet resides. All permitted pets must be housed indoors and, if allowed outdoors, must be kept on a leash and attended by a responsible person at all times while outdoors. It is recommended that pets be walked in the lawn area along the outside curve of Westwind Drive. Pets shall not be left unattended in restricted common areas while the owner is absent from their residence for extended time periods, such as vacations longer than three consecutive days. Pet owners and guests are responsible for damage by their pets to grounds, plantings, shrubs, buildings and other common elements.
PIERS AND BOARDWALK	The piers and boardwalk access ways are to be free and clear of all personal items, boating gear and other equipment at all times except for loading and unloading of boats. Obstruction to access and egress of boats is not permitted. The boat season will begin during May when the pier is installed and end in October when it is removed. Exact dates will be based on weather conditions and the pier installer's schedule and will be communicated to Unit Owners by the Board. The arrangement of piers may be altered within the designated area originally defined for the installation of piers in the Condo Declaration as long as appropriate governmental permits and procedures are followed. Fish are not to be cleaned or gutted anywhere on the boardwalk, deck or Lake Shelter.
PRIVATE ROADWAYS, AND TRAILS	The private roadways and lanes shall be free and clear of vehicles at all times to allow access by ambulance, fire and other emergency vehicles. A barrier with a sign have been placed at the beginning of the gravel road to the Lawn Launch and Lake Shelter to prevent use by non-resident motorized vehicles and snowmobiles seeking access to the lake.
RIGHT OF ENTRY	Each Unit Owner grants a right of entry to the professional property manager employed by the Board or to any other person authorized by the Board • in case of any emergency, whether the Unit Owner is present at the time or not • to make installations, alterations or repairs, upon prior request and at times convenient for the Unit Owner or occupant. Owner shall make a key available to his/her unit, which will be stored in a lock box accessible only to designated Board members, for use in case of emergency.

SIGNS	See "Exterior Changes."
SPORTS ACTIVITIES	There are no formal provisions for sports at Westwind Greens. No playing areas were set aside for football, basketball, tennis or other informal or formalized sports. There are sport playing fields available at the Town of Delafield Recreation grounds at the southeast corner of Maple Avenue (County Road E) and Silvermail Road. Because the lawn area to the east of the Gazebo is not leveled for recreational sports, such use of this area is at the user's own risk. On this basis, Unit Owners and their guests may use this space for badminton, volleyball, croquet, catch, practice with a soccer ball, etc., with the understanding that the site was not specifically improved for these purposes. If Unit Owners wish to reserve the use of this area for themselves or their guests on a particular date, they may do so on a first come first served basis by contacting the Social Committee at least three days prior to the desired reservation date. Reservations shall be for no more than four hours per day.
SUMMER HOUSE (GAZEBO)	The Summer House is for the use and enjoyment of Unit Owners and guests. Four chairs and a table are provided for seating. Furniture is set out from May to November each year.
TRANSFER FEE POLICY	Each time ownership of a Unit is transferred from one party to another, in whole or in part, including by purchase, sale, or land contract, but excluding foreclosures, the transferee of the Unit shall pay a nonrefundable unit transfer fee to the Association at the time of conveyance in an amount equal to two (2) months installments of the regular annual Association assessment. Each transfer fee payment shall be deposited by the Association into the general fund.
WARNINGS AND ASSESSMENTS	The first violation of these Rules and Regulations will result in the issuance of a warning, either verbal or written, from a Board Director. Second and subsequent violations will result in a \$25 assessment for liquidated damages for each infraction. All requests for exceptions and overrides to the rules shall be addressed to the Board.
WILDLIFE	Various easements with the Army Corps of Engineers and Agreements with the State of Wisconsin Department of Natural Resources and Federal, State, County and Town Ordinances or Legislation protect the wetland ecosystem and wildlife at Westwind Greens. Amphibian, reptile, bird, mammal and other species shall not be trapped, tortured, maimed or killed. If wildlife management becomes an issue, the opinion of an outside wildlife consultant such as the DNR, local Nature Center or Humane Society shall be obtained before specific actions are taken.

WINDOW TREATMENTS	The exterior face of all window coverings, whether fabric or otherwise, must be white, off-white or natural wood tones. This includes, but is not limited to drapes, curtains, louvered blinds and window shades. Fabric window coverings must be treated with backing or lining of opaque quality in white, off-white or natural wood tones. Any departure from the above-approved colors requires prior written approval of the Board.
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Guidelines for Landscaping and Grounds

I. Purpose

- To maintain the natural beauty of the campus along with a diverse habitat for wildlife while balancing views (including lake views via viewing and access corridors) and privacy (including maintaining tree/bush cover)
- To encourage a natural look as well as allowing for creativity in landscaping plans
- To provide information regarding which plants, shrubs, trees are difficult to control, invasive, require excessive care, are deer resistant, etc.
- To maintain a healthy tree cover by assessing existing stock for personal and property safety concerns, keeping the canopy properly trimmed and planning for tree replacement
- To provide information regarding the State and County regulations for a conservancy, wetlands, shoreland, etc. For example, see the following: [add links, and copies]
 1. Chapter NR 115 Wisconsin's Shoreland Protection Program (Jan 2017)
 2. Waukesha County Shoreland and Floodland Protection Ordinance (Jan 2021)
 3. Wisconsin State Statute Chapter 30 Navigable Waters, Harbors and Navigation

II. Landscape Rules for area adjacent to your unit

- Courtyards and along garage: Unit owners can landscape the designated planting area in their courtyard provided no plantings, fixtures or objects shall exceed a height of five feet (as set forth in the Condominium Declaration: Article VII.4) and along their garage without the consent of the Board. Owner is responsible for the expense and maintenance.
- Areas between units: Unit owners can replace existing shrubs and plants with those of similar stature on their own or present a new landscaping plan to the Grounds Committee for recommendation and the Board for approval prior to planting. The owner is responsible for the expense and maintenance.
- Areas on lakeside/center common grounds side of units: Unit owners must present landscaping plan to the Grounds Committee for recommendation and the Board for approval prior to planting. The owner is responsible for the expense and maintenance.
- Trimming/weeding of planting beds: Unit owners are responsible for putting red stakes in planting beds to indicate that the owner will do the trimming rather than the landscaping company hired by the Board to do the grass cutting, etc.

- New trees and bushes: Unit owners need to obtain a recommendation from the Grounds/Tree Committee and any neighbors affected by the proposed location of the new tree or bush before going to the Board for approval to plant it. The owner is responsible for the expense and maintenance.
- Neighbors adversely affected by growing trees and bushes: Neighbors need to work out a solution with the unit owners who planted the tree/bush. If a solution cannot be reached, the neighbor or owner can contact the Grounds/Tree Committee and the Board for suggestions.

III. Common Property Landscape Rules

- The common areas have been divided into planning zones. Each zone has a set of rules that apply to them.
- It is important to keep in mind that everyone owns a piece of all common areas, so to the greatest extent possible, consensus should be reached before a project is undertaken.
- One of the greatest assets of Westwind Greens is its owners and their willingness to join forces to maintain and improve our property. Within the rules, you are encouraged to join your neighbors and volunteer your time to keep our amazing property maintained.
- To better coordinate improvements, the Grounds committee will sponsor an annual property walk to discuss potential projects and gather ideas.
- Regular landscaping (fall/spring clean-up, fertilization and weed control, mowing, weeding, shrub trimming) is provided by a contract with a landscape company through RES that has been approved by the Board. Note: Those who do not want the landscape company to trim shrubs in their landscaping should put a red stake in the area.
- While consensus is encouraged throughout this document, the elected board of directors remains the final decision maker and body responsible for all appeals. The board will always have the option (at its sole discretion) of bringing issues to the owners for a vote.

Planning areas



Legend:

- Orange – Common areas in front of the units
- Blue – Center Common area behind the units
- Green – Common Conservancy and waterfront areas

Orange – Common areas in front of the units

Goal for this area is to create a beautiful entrance to the condominium complex and individual units.

- Screening of roads and neighboring properties is a priority.
- Privacy and noise level from Maple Avenue is of particular concern.
- Coordination and consensus among all units adjacent/proximate to any proposed change is mandatory prior to the work.
- The Grounds/Tree Committee will obtain input from neighbors affected by the trimming or removal prior to making a recommendation to the Board.

Blue – Center Common area behind the units

Goal for this area is a pleasant common space behind units. Since the area is in the common view of all units, consensus is particularly important among all units in the line of site of a change.

- Need consensus on open plan versus screening between units.
- Trees should not be trimmed or planted until consensus is reached.
- Priority will be given for views of Westwind Greens campus.

The Grounds/Tree Committee will obtain input from neighbors affected by the trimming, planting or removal. The count of owners providing a consensus shall be presented to the board along with any recommendations for work. The board has the authority to rule based on the best long term interest of the community, even if the majority of current owners may not agree.

Green – Conservancy and waterfront areas

The dual goals for this area are to balance the view of the lake (pursuant to state and county ordinances) from all units with the desire to maintain a natural habitat

- This area is regulated by County/State conservancy and waterfront statutes and ordinances. It is the responsibility of each owner to be familiar with the governing regulations before requesting any work in this area.

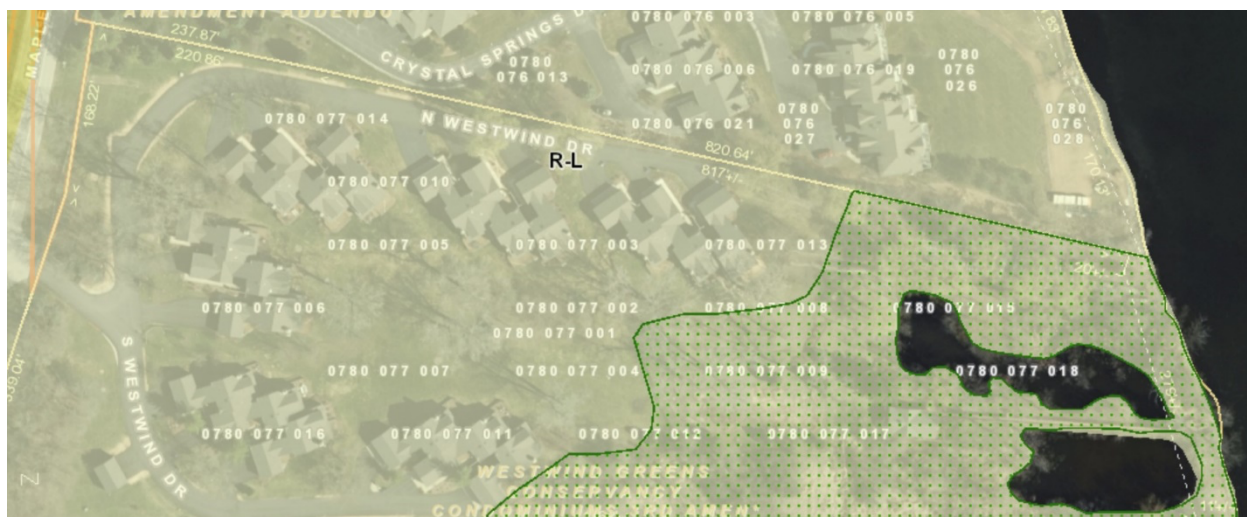
- [SHORELAND AND FLOODLAND PROTECTION ORDINANCE](#) - WAUKESHA COUNTY
- [WISCONSIN'S SHORELAND PROTECTION PROGRAM](#) – Chapter NR 115
- [NAVIGABLE WATERS, HARBORS AND NAVIGATION](#) – Wisconsin State Statute Chapter 30

- The board is responsible for all clarification of the State and County rules with the help of the grounds and tree committees.
- Any work in this area requires a plan that shall be reviewed by the Grounds/Tree Committee and/or approved by the Board.
- Allowed and encouraged at any time (maintenance):
 - Operate the burn pile (Wind must be blowing east toward the lake)
 - Clear weeds that have washed up on shore
 - Removal of fallen trees in the lawn area only
 - Repairing (stomping) ruts (following things like pier installation)
 - Clearing sticks and twigs from common areas (take to burn pile and stack with butts toward the fire pit)
 - Picking up windblown garbage
 - Removal of branches that impact delivery vehicles
- Not allowed at any time (without Board approval)
 - Removal of any living tree (including saplings, seedlings), scrub or bush
 - Removal of any fallen tree from wetland, conservancy and waterfront areas
 - Removal of invasive species in the conservancy and waterfront areas as different State and County rules apply in this area
 - Filling in wetlands
- Owners who damage common property or cause liability due to not following DNR, Wisconsin or County rules are responsible for remediation (Condominium Declaration: Article 16 and By-Laws: Article VIII Section 1(b)).

The view below indicates the Wetland Conservancy (from Waukesha County LIS)

This District is intended to preserve and protect environmentally sensitive lands by limiting the uses and intensity of uses that may be placed upon them to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control building and Development in said conservancy areas whenever possible. When Development is permitted, it shall occur in a manner that minimizes adverse impacts upon the area in question.

These lands are often in a natural, relatively undisturbed state and shall include wetlands, marshlands, swamps, floodlands and areas up to the Ordinary High Water Mark along streams or other navigable water.



The following rules were adopted by the Westwind Greens Board of Directors – August 2026:

A. Boat dimensions and location of boat slip

- No boat shall exceed a 25 foot, 10 inch LOA (Length Over All)
- Owners are only entitled to a shore station (boat lift) with inside dimensions of 108 inches
- The board grants a permanent exception to allow shore station with an inside dimension up to 120 inches for slips 1, 16, 17, and 18. (end locations)
- The board will allow one 108 and one 120 inch inside dimension shore station for locations between the pier fingers**. The opportunity for an owner to choose their lift inside dimension will be assigned on a first come first serve basis.
- If an owner wishes to install a larger 120 inch inside dimension lift, they must follow the boat slip trade procedure for a place that has room for a larger lift. If a trade is not available, then they will be limited to a 108-inch lift.

Note: ** *The spacing between the pier fingers will not allow for two 120 inch inside dimension shore stations.*

B. Transfer of Designated boat slip upon sale of a unit

- If sale of a unit is due to divorce, death, or trust formation, the board will not seek to transfer the boat slip unless the selling owner agrees.
- Upon adoption of these rules, the board will establish a waiting list for owners requesting a change
- To establish the initial order of the list, the board will use
 - Length of time as an owner
 - Need (special considerations, such as, location of boat door, or width of shore station)
- Once the list is established, a first come first serve order of priority will be honored for requests
- The owner must agree to pay all costs for moving their shore station.
- When a unit is sold:
 - The board will review the boat slip wait list and contact the owner with the highest priority on the list. The Board will use Wait list order + consideration for any specific need.
 - The request for change in boat slip should identify the criteria for the request. Examples:
 - *My pontoon door is on the port side, so I need a slot with a pier finger on the port side.*
 - *I am purchasing a larger boat, so need a space that accommodates a 120" boat lift.*
 - *I have trouble with balance, and can't walk all the way to the end of the pier, so need to be near the "T"*
 - Once an owner either accepts the approved transfer, or the owner passes on a transfer that meets their criteria, they will be moved to the end of the priority list for future consideration.
 - The newly open slip will then be offered to the next owner that meets the criteria for the request. This will continue until no one on the list wishes to transfer.
 - The open boat slip will be assigned to the new owner.

Configuration of boat slips as of May 2026

		Inside	
	Slip	Width	Owner
	1	120	Howe / Yun
18			
120	2	108	Smith
Passaglia	3	108	Olszanski
	4	108	Holubetz / Ostendorf
	5	120	Estate of Boese
	6	open	Wiersma
	7	108	Savage
	8	108	Tornehl
	9	108	Ripple
	10	108	Borja
	11	108	Bomwell
	12	120	Feyrer
	13	108	Piette / Dillmann
17	14	Open	Larson
Open	15	108	Bell
Niewolny	16	120	Pittelkow

- *Definition*
 - *Open –means that a shore station is not currently in the slip*