Island Club Condominium Owners Association (ICCOA)

Policy on Storm Sewer Easement

Located between Units 7 and 8

A storm sewer easement exists between Units 7 and 8 which was created by the developer when the subdivision was originally platted. This easement is owned by the ICCOA. Landscape, driveway, walkway and patio improvements have been placed over this easement by units 7 and 8.

These improvements were placed there with the known risk that there may be occasion to disrupt them in the event that repair or replacement of the storm sewer pipe is needed. If this occurs, the association reserves the right to assess Units 7 and/or 8 for the cost of removing these improvements. The ICCOA will subsequently take on the responsibility of bringing the ground surface back to level after any disruption that must be made.

Owners of Units 7 and 8 will be responsible for re-landscaping this area and will continue to have a right to use the limited common area, as stated in the ICCOA legal documents.

Current or future owners of Units 7 and 8 have no right to claim damages for any disruption or removal of these improvements by ICCOA in the event repairs or replacement of the sewer pipe is required. This is consistent with Wisconsin easement law.

Set forth on this 25th day of August, 2008.

ICCOA Board of Directors

Julie Meyer, President

Barry Campbell, Vice President

Ron Gedemer, Secretary

Sandy Spielmann, Treasurer

Darry Pearson, Maintenance Director