



Lake Delavan Highlands Association
PO Box 481
Delavan, WI 53115

Website:
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Email:
secretary@ldhabod.org

RE: LDHA REALTOR INFORMATION SHEET

Thank you for considering the Lake Delavan Highlands Subdivision (also referred to as LDHA). To ensure that all potential homeowners fully understand their ownership obligations and rights, we have put together this helpful document with an overview of our by-laws, regulations, governance rules and other important information related to owning property in LDHA. We are confident it will answer any questions or concerns as you explore what life could be like with a home here in The Highlands!

PROPERTY OWNERSHIP

Below are a few important facts regarding property ownership in the Highlands Subdivision.

- **GOVERNMENT & TAXING AUTHORITY:** The **Town of Delavan** is the governmental and taxing authority for LDHA. This governmental body is separate from the **City of Delavan**.
- **SUBDIVISION GOVERNANCE:** The LDHA board of directors consists of four (4) officers and five (5) board members. The Officers and Directors govern the subdivision and are elected at the Annual Membership Meeting, which takes place in August each year. The Board of Directors meets on the 3rd Saturday of each month. Members are encouraged to attend online or in person.
- **LDHA MEMBERSHIP:** To maintain membership, members must pay all assessments in a timely manner, follow the bylaws and rules of the Association. "Members in Good Standing" have the right to access the park, beach, pier tenancy, golf cart rights, and voting rights at Annual and Special meetings. Members and their guests must also comply with the LDHA Bylaws, Pier Regulations, Golf Cart Rules and other rules or regulations adopted by the Board of Directors and all Town of Delavan and County Ordinances.
- **ANNUAL ASSESSMENTS:** LDHA charges an assessment fee due on February 1st each year. Currently, the annual assessment fee is \$225 per lot.

- **RENTAL LIMITATIONS:** The current bylaws state, “No member shall rent their property for less than 1 year. Nightly, weekly, or monthly rentals will not be allowed. This is to assure who uses the beach, piers and other deemed rights granted to homeowners or yearly tenants.”

Members seeking to rent their property must follow all Town of Delavan, Walworth County and State of Wisconsin rules, as applicable, including the required application, registration, licensing, submission of fees and paying of taxes.

There shall be no rental of piers at any time. Garage, driveways, and /or parking spaces may not be rented separately or apart from the dwelling.

Members are responsible for the conduct of their renters, including observance of all Corporation rules of conduct and membership provisions. Members will be responsible for any physical damages caused by their renters.

- **PIER INFORMATION:** A “member in good standing” with a habitable structure is eligible for pier tenancy in the Highlands channel. Pier poles are owned by LDHA and the decking/stairs are the responsibility of the tenant. New homeowners are encouraged to complete the Pier Waitlist application to be added to the pier wait list. It may take 1-3 years to become a pier tenant. A one-time fee is required at the time possession of the pier occurs.
- **ROADS IN THE SUBDIVISION:** North Beach, North Cherry, North Ash, North Chestnut, North Mulberry, North Ave and North and South Channel Drive are private roads. These roads are owned and maintained by LDHA.

Lake, South Cherry, South Ash, South Central, South Chestnut, South Mulberry, South Beach, North & South Poplar, and North & South Spruce are owned and maintained by the Town of Delavan.

Bridges and the bridge are owned and maintained by LDHA.

- **PARK, BEACH, CHANNEL BANKS, BOAT LAUNCH, LAUNCH PIER, AND EAGLES POINT PARK** are owned and maintained by LDHA.
- **PRIVATE WELLS:** Individual property owners are responsible for establishing and maintaining the well on their property.
- **STORM SEWERS:** LDHA maintains a storm sewer system on our private roads. Members living on the north side of the channel whose roads were included in this project, have in their easement and under their driveways, drainage pipes. Members affected have a responsibility to supervise their property and inform guests or services not to park on the easement but to park on their driveways. If there is a failure on your property, you will be responsible for the repair charges.

- **SPECIAL EVENTS:** Members are invited to attend and volunteer at the various events held throughout the year at our park, pavilion and beach. These fundraising events help keep our Annual Assessments low and are a great way to meet your neighbors.
- **MEMBERSHIP PORTAL:** Members of LDHA are granted access to the password-protected membership portal. Inside the membership portal, members will have access to:
 - Bylaws & Charter
 - Board of Directors Contact Information
 - Financial Reports
 - Meeting Agendas, Minutes & Recordings
 - Announcements
 - Downloadable Forms
 - Golf Cart Information
 - Park, Beach and Pavilion Information
 - Piers & Watercraft Information
 - Roads & Bridges Information
 - Storm Sewer Information
 - Sign Up to Volunteer

PROPERTIES UNDER CONTRACT

To ensure that the closing process goes smoothly, LDHA requests that realtors and/or title companies contact us as soon as possible. All information regarding property transfers should be sent to secretary@ldhabod.org.

- Information required prior to closing
 - Property address
 - Anticipated closing date
 - Title company name and contact information
 - Realtor name and contact information
- LDHA will provide the following information
 - Association dues
 - Outstanding assessments and/or anticipated special assessments
 - Membership information sheet

If you have additional questions, please feel free to contact LDHA at secretary@ldhabod.org.

Sincerely,
LDHA Board of Directors