

Woodlands of Fulton Homeowners Association (WFHA)
And
Bayview Estates Homeowners Association (BEHA)
Lake Access Agreement

This agreement, dated this 3rd day of January 2017 between Bayview Estates Homeowners Association (BEHA) and the Woodlands of Fulton Homeowners Association (WFHA), for the purpose of WFHA member access to the BEHA lake access. Therefore, the parties hereby agree, on the consideration as set forth below.

1. Whereas BEHA is a subdivision located in the Town of Fulton, Rock County, Wisconsin and as part of said subdivision, there is a boardwalk to Lake Koshkonong located on Rock County parcel number 6.13.400.59A which is enjoyed by BEHA members.
2. Whereas, BEHA and WFHA, wish to enter into an agreement to share the boardwalk amongst its members, now make the following agreement to govern BEHA and WFHA, and all of their respective members.

Length of Agreement

This agreement will be in effect for one-year from the date of this agreement, with four automatic renewal options. So long as Tenant is in compliance with this Agreement, the same shall automatically renew on a year-to-year basis. Following the 5-year term, the agreement can be terminated upon 30 days' notice. If not terminated, the agreement will continue to renew annually until terminated by 30 days' notice.

Maintenance & Insurance

BEHA will retain ownership of the lake access and related structures. BEHA shall be responsible for the annual maintenance and insurance for lake access and related structures.

Catastrophic Event

In addition to BEHA being responsible for annual maintenance, BEHA will be responsible, in the event of a catastrophic event (i.e., tornado, fire) for the expense of a rebuild if BEHA decides to rebuild. If BEHA decides not to rebuild after such catastrophic event this agreement shall terminate.

Hold Harmless

By acceptance of the above agreement, BEHA and WFHA agree to release and forever discharge from any and all liability, claims, or other courses of action, all of their respective agents, officers, servants, representatives or other persons from any claim for damages resulting from any injury to themselves through the use of the lake access and any equipment or other structures located thereon.

Responsibilities

WFHA and it's members shall:

1. Pay an annual fee of \$900 to BEHA.
2. Follow all rules of use of the lake access and related structures adopted by the BEHA.
3. WFHA members are subject to the optional canoe storage fees.

Bayview Estates Homeowners Association shall:

1. Grant WFHA members' access to the lake access and related structures. If optional user fees are applied for BEHA usage, WFHA members are subject to the same user fees. (Example: canoe storage fees at the lake access).
2. Retain full ownership of the BEHA lake access and related structures.

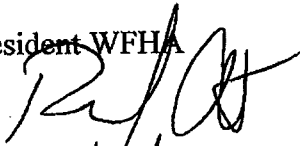
Signed By:

President BEHA



Date JAN 3, 2017

President WFHA



Date 1/3/17