

Summary of *The Springs Area*

The Springs Trust

The Springs Area is governed by **The Declaration of Trust**, which creates *The Springs Trust* and establishes conditions, covenants, restrictions, reservations, grants and easements for *The Springs Area* and the creation and operation of the *Springs Community Area*. The Trust is responsible for maintenance of the common areas including roads and community areas.

Founding Trustee: Vivid, Inc.
1704 S. Springs Drive
Spring Green, WI 53588

360 Beneficial Interests: 12 Units - Fairway Condo Unit Owners
14 Units – Aspen Glen Condo Unit Owners
38 Units - Single Family Lots & Homes Owned by Others
56 Units – Donaldson Trust (22 Improved Lots/34 Unimproved)
80 Units – The House on the Rock Resort
160 Units – Vivid, Inc. (not platted)

Assessment: \$13 per month per unit. (\$156 per year)
Checks are to be made payable to:
The Springs Trust,
c/o The House on the Rock Resort
400 Springs Drive
Spring Green, WI 53588

Architectural and Landscaping Control: The architectural and landscaping regulations are found in the *Architectural and Landscaping Control Manual* and monitored by the *Founding Trustee*. Any plans or questions should be sent to Vivid, Inc., 1704 S. Springs Drive, Spring Green, WI 53588.

Spring Green Golf Club Sanitary District #2

Summary: The Spring Green Golf Club Sanitary District No. 2 is a Wisconsin municipal corporation. The Town of Wyoming Valley Chairman, Richard Cates is the Commissioner of the Sanitary District. HOR Sanitary & Water, LLC manages day to day operations and has an Operating Agreement with the Spring Green Golf Club Sanitary District No 2.

Day to day responsibilities that HOR Sanitary & Water, LLC performs for the Spring Green Golf Club Sanitary District No 2 under operating agreement:

1. Providing a certified wastewater operation pursuant to administrative code NR 14.
2. Timely completion and filing of all reports required by the Department of Natural Resources.
3. Weekly inspection of the wastewater treatment facility and performance of preventive and minor maintenance as and when required.
4. Timely collection, preservation and transmittal or testing of samples.
5. Adjustment of the treatment process as and when required.
6. Providing repair and maintenance reasonable and necessary to maintain the Wastewater Facilities in good operating condition.
7. Providing financial and related services reasonable and necessary for the operation of the Wastewater Facilities including preparation of proposed budgets and schedules of charges, meter reading, invoicing for services and collections and maintaining financing and operating records of the Wastewater Facilities.
8. In general, operating the Wastewater Facilities in a manner that is in full compliance with all applicable laws, rules and regulations and undertaking such other activities and responsibilities as a prudent operation of the facilities would undertake under similar circumstances.

All other duties not listed above are the responsibility of the Spring Green Golf Club Sanitary District No. 2.

Billing Information: Base Rate is \$25 per month. Volume is charged at rate of \$16.7014 per 1000 gallons of use. Bills are issued quarterly in April, July, October and January. Any bills paid after 15 days will be subject to 1.5% fee per month. Rates are set by the board of the Spring Green Golf Club Sanitary District No. 2.

Payment Information: Checks are to be made payable to Spring Green Golf Club Sanitary District #2, c/o The House on the Rock Resort, 400 Springs Drive, Spring Green, WI 53588. (Neither the House on the Rock Resort nor HOR Sanitary and Water, LLC has access to this account or checkbook. Al Friedman the Town of Wyoming Valley treasurer, maintains this account.)

Billing Questions: sued@thehouseontherock.com

Service Questions: Matt Gibson 608.588.2050

HOR Sanitary & Water, LLC

Summary: HOR Sanitary & Water, LLC is responsible for maintaining and operating the wells that provide water for *The Springs Area*. It is also responsible for the day to day operations of the Sanitary District as listed above.

Billing Information: Base Rate is \$20 per quarter. Volume is charged at rate of \$1.50 per 1000 gallons for the first 30,000 gallons per quarter and any gallons after first 30,000 used during a quarter are charged at \$.80 per 1,000 gallons. Bills are issued quarterly in April, July, October and January and are due net 15 days. Any bills paid after 15 days will be subject to 1.5% fee per month.

Payment Information: Checks are to be made payable to HOR Sanitary & Water, LLC, c/o The House on the Rock Resort, 400 Springs Drive, Spring Green, WI 53588.

Billing Questions: sued@thehouseontherock.com

Service Questions: Matt Gibson 608.588.2050