



Every wonder about why the Windward Lake Club is a separate entity from the Windward Community?

**WINDWARD AS ORIGINALLY PLANNED VS NOW:**

Take a look at the 1990 Windward Master Plan map (below). You'll notice that quite a bit of the area north of the lake was actually destined to be office and commercial space. In this earlier vision, there were to be considerably fewer homes. The original developer (Mobil Land Development Corp.) later sold its interest to subsequent developers. In response to market conditions at that time, housing was considered more profitable, so space designated for office and commercial became additional neighborhoods and many, many more residents.

**WINDWARD LAKE CLUB:**

WLC has 2 components: swim/tennis, and the marina. The original developers established and built the club. As the original developers were finishing out their involvement, they approached the very new WCSA about acquiring it. There were evidently too few homes built and paying dues at the time for WCSA to feel it could take it on. The club was sold to private interests and has remained private ever since.

The swim/tennis was originally available only to residents, as was the marina. There were not enough paying customers within Windward to keep the swim/tennis viable, so membership was opened up to non-residents, but for swim/tennis only. The marina however, was a different story. The club operates on its own land. The marina, however, is over water and the land under the water owned by Windward. That's why the developers had to grant an easement to the club which allowed the club to build and own the marina. They couldn't make the terms so restrictive that a private business wouldn't be interested, however there was one important condition: use of the marina was restricted to Windward homeowners. Non-residents could be members of the club, but only homeowners could use the marina, because the boats would be in water over land owned by Windward; use of Windward common areas (including the lake) is restricted to Windward homeowners.

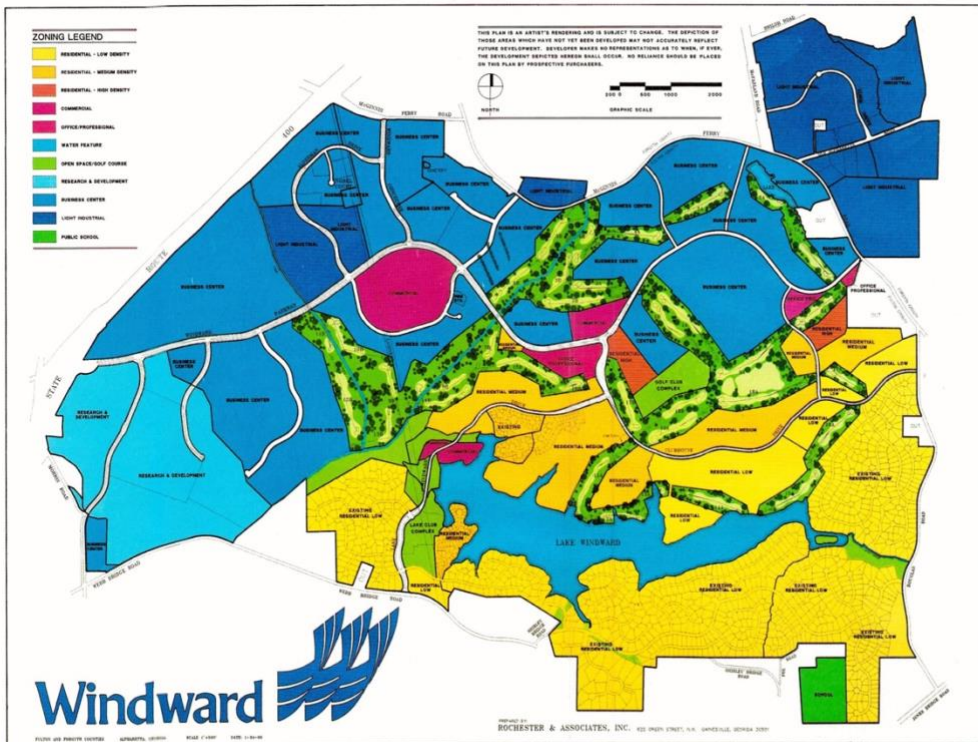
But the easement granted the club only so much space over the lake, and all of that space is taken up with slips – no room for more. There were many more homes added to Windward later, but no opportunity to add to the marina. Besides WLC, only Harbour Ridge and many lakefront homes currently have docks; there were a handful built when Windward Cove was developed, but they were not deeded to Windward and have become unusable.

**POINT?**

The vast majority of us bought our homes in Windward with the understanding that the lake club was a separate, optional amenity. For a lot of us, that is a plus: why pay for amenities we



don't necessarily have a use for? There have been several different owners of WLC over the years. As a community, we need access to a quality swim/tennis/marina, in part to maintain the marketability of our homes. WCSA and WLC are separate entities, and both work toward a mutually beneficial partnership.



**MASTER PLAN**