



Delevan View Crest Estates Corporation
P.O. Box 253
Delevan, WI 53115

January 19, 2023

RE: DVCEC Realtor Information

Thank you for your interest in the View Crest Subdivision. The information below assists with questions we typically receive regarding real estate transactions. It is important for potential property owners to be informed and understand the by-laws, rules, regulations, governance and other responsibilities as property owners in the View Crest Subdivision. Delevan View Crest Estates Corporation may be referenced as DVCEC, Corporation, Association and/or View Crest Subdivision throughout this information. We hope that you find this information useful.

Properties for Sale

Below are a few important highlights regarding property ownership in the Delevan View Crest Estates Subdivision. Please refer to the attached documents for full details regarding the DVCEC.

- **Location & Local Governance** - View Crest Estates subdivision, located in Walworth County, was first incorporated in 1935. The **Town of Delevan** is the governmental and taxing authority for View Crest Estates. This governmental body is separate from the **City of Delevan**.
- **Roadway Ownership and Maintenance Responsibilities** - All roads in the View Crest subdivision are private. Only Members of the Association have the right to use the roads. The Association is responsible to maintain the roads and any Association property adjoining the roads. However, the Town of Delevan plows the roads in winter to maintain access for police, fire, and postal vehicles. There is generally a 50-foot easement within the roadway. Since the road winds from side to side within the easement, the distance between the Members property and the beginning of the road will vary.
- **Beach, Swim Area, Boat Launch Pier & Other Association Property** - The subdivision also maintains the beach area, dock in the swimming area, boat-docking pier, and all Association property around the channel.
- **Pier Information** - Pier spaces are owned by the DVCEC and are leased to members in good standing. Physical piers and lifts are owned and maintained by the member in good standing.
- **Private Wells** – Wells for individual properties are the responsibility of the property owner to establish and maintain for water supply.
- **View Crest Subdivision Governance** - A Board of Directors governs the subdivision. There are 9 Directors and no Director is paid a salary for service on the Board. The Directors are elected at the Annual Meeting of the Members, which takes place on the Saturday prior to Labor Day weekend, at 10:00A.M. At this meeting, the Board of Directors reports to the members what services have been provided in the subdivision during the past year and what it anticipates

doing in the coming year. The budget and annual dues assessment is approved at the Annual Meeting.

- **Membership in the DVCEC Association** – Membership gives “Members in Good Standing”, your family, and guests the right to use the private roads, beach, the waterfront, a key to the boat ramp, and assigned pier space or the opportunity to purchase a leased pier space along the channel as they become available. To maintain a membership, Members must pay all assessments in a timely manner. Members and their guests must also comply with the Membership Provisions, Pier Regulations, Rules of Conduct, Golf Cart Rules, or other rules or regulations adopted by the Board of Directors and all Town of Delavan and County ordinances.
- **Restrictions on Membership Regarding Property Rentals**

- **The current By-Laws include the following provisions** - No person shall be eligible for nor shall they be permitted to retain their membership if they rent their property for less than 30 continuous days. Nightly, weekend, weekly or any rental less than 30 consecutive days shall be cause for immediate revocation of membership and the loss of all rights associated therewith.
- **The current Membership Provisions include the following provisions** - Members Who Rent Their Property - Member’s real estate property cannot be rented for less than a 30-day period and before renting must seek permit approval from the Town of Delavan and follow all restrictions.

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.

Members must provide the board with the name, contact information and length of the term of lease.

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.

- **Property Plat of Survey & Property Corner Pins** - It is strongly suggested that all property transactions include the requirement for an updated property survey and placement of pins at all property corners. This will assist you in determining the true location of your property avoiding any discrepancies and/or potential issues after the sale of the property.
- **DVCEC Helpful Documents** – All members of the DVCEC have access to the following documents under the Member section of the website and should provide this information to the realtor they are working with to assist with the sale of their property. Others who are requesting this information should send a written request to dvcecmemberinfo@gmail.com and will need to identify their contact information and what specific property it is being requested for.
 - Bylaws
 - Membership Provisions
 - Pier Regulations & Annual Pier Review

- Pier Space Regs Sample Compliance Appendix A
- Rules of Conduct

Properties Under Contract

The DVCEC is an integral part of the property closing process. In order to ensure that the process goes smoothly DVCEC requests that realtors and/or title companies contact DVCEC well in advance of the closing so the appropriate information required for closing can be provided in a timely fashion. All information regarding property transfers should be sent to dvcecmemberinfo@gmail.com.

- **DVCEC Information Required in Advance of Closing**

- Property address
- Anticipated Closing Date
- Title Company Name and Contact Information
- Realtor Name and Contact Information

- **The DVCEC will Provide the Following Information**

- Association Dues
- Outstanding Assessments and/or Anticipated Special Assessments
- Membership Application Form
 - A Membership Transfer Fee of \$250 should be charged at closing.
 - Current members are required to return both their membership and guest passes.
- Launch Key
 - If the current member does not provide the key to the new property owner at the closing an additional \$250 should be charged at closing for a replacement key.

If you have additional questions, please feel free to contact us at dvcecmemberinfo@gmail.com.

Sincerely,
DVCEC Board of Directors