

**MASTER PROPERTY OWNERS ASSOCIATION, INC.**

**7602 Hancock Drive  
Wonder Lake, Illinois 60097  
815-653-1000**

**Request for MPOA Permission for Wonder Lake Shoreline Stabilization Project**

Printed Name of Landowner: \_\_\_\_\_

Wonder Lake Property Address: \_\_\_\_\_

PIN: \_\_\_\_\_ SMO Permit #: \_\_\_\_\_

As the owner of the above referenced property, I am requesting permission from the Wonder Lake Master Property Owners Association (MPOA) to construct a shoreline stabilization project on my lakefront property. The MPOA By-laws provide that the purpose of the MPOA, as owner of the Wonder Lake lakebed, is *“To conduct and promote the Wonder Lake Recreation Area for the improvement of civic and social welfare and to control and maintain the lake bottom and other community property pertinent thereof, and do any and all acts necessary to further said objects.” (Article II – Section 1)*

As the property owner, I agree to the following terms & conditions:

- 1) **FOR A SEAWALL PROJECT** (defined as a vertical steel, timber, or concrete retaining wall), that prior to MPOA consideration of this request, I will provide the MPOA with a current (less than two (2) year old) Plat of Survey, produced by an Illinois registered Professional Land Surveyor, of my property. That survey will show my property boundary locations / dimensions; the location & extent of any existing shoreline stabilization; & the location of the current water’s edge relative to the platted lakeside property boundary. This requirement may be waived only at the sole discretion & written confirmation of the MPOA.
- 2) **FOR A SEAWALL PROJECT**, that if a new seawall is proposed where none currently exists, the new seawall will be constructed entirely within the footprint of my platted property, with no encroachment onto the MPOA-owned lakebed; **or** that if the seawall is being done to replace an existing failing seawall & no feasible alternative to lakebed encroachment exists (as determined by the MPOA), that any proposed encroachment onto the lakebed is the minimal amount of encroachment required to install the proposed seawall, & is not being done to increase usable upland (horizontal) space along my lake frontage.
- 3) **FOR A SEAWALL PROJECT**, that the MPOA reserves the right to require an “as-built” survey by a Professional Land Surveyor, at the applicant’s expense, to confirm where the seawall was constructed.
- 4) **FOR A RIP-RAP PROJECT**, no Plat of Survey is required to be submitted, provided that any proposed encroachment onto the lakebed is the minimal amount required to properly install the proposed rip-rap, & is not being done to reclaim land previously lost to shoreline erosion, or to increase usable upland (horizontal) space along my lake frontage.
- 5) That the MPOA granting permission for a lakebed encroachment does not create a change in ownership of the lakebed encroachment area or any part thereof, & that the platted lakeward boundary of my property will remain, & always will be, the current lakeward boundary of my platted parcel.
- 6) That I assume all liability for the installation and subsequent maintenance for the installed shoreline project, & for any adverse impacts to adjacent lake-front parcels.
- 7) That if the shoreline project needs to be implemented from watercraft from the lake, prior to the start of the project, I will be responsible for securing an MPOA guest pass for said watercraft, as well as ensuring that my contractor performing the work has provided the MPOA with a current Certificate of Insurance naming the MPOA as an additional insured, at the MPOA required insurance coverage levels.
- 8) That I am solely responsible for submitting the fully executed / notarized document to the County or Village (as applicable) in support of my pending Stormwater Management Ordinance permit application.
- 9) That I grant the MPOA, or other regulatory agencies, the right to conduct any pre- or post-construction site inspections they deem appropriate.

**LANDOWNER SIGNATURE**

I voluntarily sign my name evidencing my acceptance of all the above provisions.

Landowner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Landowner Print Name: \_\_\_\_\_

Proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged by me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

\_\_\_\_\_  
(Notary Signature)

My Commission Expires: \_\_\_\_\_

Stamp Notary Seal Above

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**MPOA SIGNATURE**

I voluntarily sign my name evidencing my acceptance of all the above provisions.

MPOA Officer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

MPOA Officer Printed Name: \_\_\_\_\_

Proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged by me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

\_\_\_\_\_  
(Notary Signature)

My Commission Expires: \_\_\_\_\_

Stamp Notary Seal Above