

MASTER PROPERTY OWNERS ASSOCIATION, INC.
7602 Hancock Drive
Wonder Lake, Illinois 60097
815-653-1000

Request for MPOA Permission for Wonder Lake Seawall Installation

Applicant: _____

Wonder Lake Property Address: _____

PIN: _____ SMO Permit #: _____ USACE Permit # _____

As the owner of the above referenced property, I am requesting permission from the Wonder Lake Master Property Owners Association (MPOA) to allow the construction of a seawall on my 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 seawall applicant, I agree to the following terms and conditions:

- 1) That prior to the MPOA granting this permission, I will provide the MPOA with a current plat of survey, produced by an Illinois registered professional land surveyor (PLS), of my shoreline that will show property boundaries, the existing seawall (if one exists), location of the current water’s edge relative to the platted property boundary, and the location and extent of the proposed seawall. This requirement may be waived only at the discretion and written confirmation of the MPOA.
- 2) That prior to the MPOA granting this permission, and counter-notarizing this form, I will provide the MPOA with a copy of the regulatory permit from the U.S. Army Corps of Engineers (USACE), authorizing the proposed work, or USACE correspondence indicating that a USACE permit is not required.
- 3) 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.
- 4) That if the seawall is being done to replace an existing failing seawall and 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 requested seawall, and is not being done to increase usable upland space along my lake frontage.
- 5) That the project will be installed in full compliance with all applicable regulatory permits.
- 6) That the MPOA granting permission for a lakebed encroachment does not create a change in ownership of the encroachment area or any part thereof, and that the platted lakeward boundary of my property will remain, and always will be, the current lakeward boundary of my platted parcel.
- 7) That I assume all liability for the installation and subsequent maintenance for the installed seawall project, and for any adverse impacts to adjacent lake-front parcels.
- 8) That if the seawall project needs to be implemented from watercraft from the lake, prior to the start of the project, I will be responsible for first securing an MPOA guest pass for said watercraft.
- 9) That if the seawall project needs to be implemented from the lake, I will be responsible for ensuring that, prior to the start of the project, the contractor performing the work provides the MPOA with a Certificate of Insurance naming the Wonder Lake MPOA as an additional insured,.
- 10) That I will be solely responsible for submitting the fully notarized document to the County or Village (as applicable) in support of my pending Stormwater Management Ordinance permit application, and will concurrently provide the MPOA with an original notarized copy of this document, if the landowner notarizes their signature elsewhere than at the MPOA office.

- 11) That I grant the MPOA, or other regulatory agencies, the right to conduct any site inspections they deem appropriate.
- 12) That the MPOA reserves the right to require an "as-built" survey by a professional land surveyor to confirm where the seawall was constructed.

LANDOWNER SIGNATURE

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

Landowner Signature: _____

Date: _____

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

MPOA SIGNATURE

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

MPOA Officer Signature: _____

Date: _____

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