

Lake Sherwood Beach Clubs

Recently, LSPOA has been made aware of several challenges that exist on beach clubs in the Lake Sherwood Subdivisions regarding use, treatment, maintenance, etc. Service and maintenance activities, acceptable use and treatment of the property and protection from liability issues lay totally upon the joint owners of Platted beach club properties. LSPOA has no beach club jurisdiction or liability.

The following information may be beneficial to joint owners of beach club properties:

Two types of beach club properties exist:

1. Platted Beach Club Properties

These properties are deeded to a group of off-shore lots near their location. The owners of these off-shore lots are typically deeded a certain portion of the beach club (out lot) as either an undivided fractional interest or a fractional share. All of these owners own an equal share of the beach club (out lot) which provides them an equal share of the riparian rights to Lake Sherwood.

2. Easement Beach Club Properties

These properties provide lake shore access via easement across private lots. Lake use is sometimes restricted, such as beach use only.

Off shore property owners should consult their property deeds regarding beach club ownership and restrictions. The deeds can be obtained from the Adams County Registrar of Deeds, Jodi Helgeson, P.O. Box 219, Friendship, WI 53934, (608) 339-4206, Office Email: adamsrod@co.adams.wi.us

The Yeoman Beach Club is an excellent example of beach club owner cooperation. The joint owners of the Yeoman Beach Club have established organizational papers that govern the use of the beach club and the organization owns all docking facilities and other amenities. Docking facilities are regulated via leasing to joint owners on an approved annual selection basis. Mr. Robert Linke would be an excellent resource for Lake Sherwood beach club owners who desire to organize their beach clubs.