

Seller: _____ **Address:** _____

APPLICATION FOR MEMBERSHIP TO LAKE TANGLEWOOD, INC. INSTRUCTIONS

- _____ TRANSFER OF MEMBERSHIP FORM SIGNED BY CURRENT MEMBER AND NOTARIZED.
- _____ CURRENT MEMBER MUST RETURN ALL ISSUED STICKERS AND ID CARDS PRIOR TO APPROVAL OF TRANSFER OF MEMBERSHIP
- _____ APPLICATION FOR NEW MEMBERSHIP COMPLETED AND NOTARIZED.
- _____ CHECK ATTACHED FOR **TRANSFER (\$2,500.00)** MADE OUT TO LAKE TANGLEWOOD, INC. UNDEVELOPED PROPERTY (LOT ONLY) TRANSFERS ARE STILL \$1500.00.
- _____ ADDITIONAL CHECK ATTACHED FOR REFUNDABLE DEPOSIT (\$500.00) IF LEASING MEMBERSHIP
- _____ COPY OF THE LEASE BETWEEN THE OWNER OF THE PROPERTY AND LESSEE IF LEASING MEMBERSHIP
- _____ ORIENTATION MEETING COMPLETED (DONE AT CORPORATION OFFICE)
- _____ CURRENT SURVEY ATTACHED TO PAPERWORK (NO APPROVAL WITHOUT)
- _____ CURRENT SEPTIC INSPECTION ATTACHED (within one year)
- _____ CURRENT BOATHOUSES AND SWIM DOCK INSPECTION. **ALL INSPECTIONS ON BOATHOUSES AND SWIM DOCKS WILL COST \$100.00 EACH, PAYABLE TO THE AAA INSPECTIONS.**
- _____ ALL OF THE ABOVE COMPLETED AND TURNED INTO CORPORATION OFFICE BY FIVE WORKING DAYS, PRIOR TO REGULARLY SCHEDULED BOARD MEETING. (The Board meets the second Tuesday and the fourth Tuesday of each month at 6:00 p.m.).

NOTE: NO PAPERWORK WILL BE PRESENTED TO BOARD OF DIRECTORS UNTIL ALL ITEMS ARE COMPLETE. NO EXCEPTIONS!

OFFICE COPY

PROCEDURE FOR SELLING LAKE TANGLEWOOD PROPERTY

Lake Tanglewood is a POA. When property is purchased, the buyer must submit an application for membership to be presented to the Board of Directors for approval. The Board meets the second and fourth Tuesday of each month. The completed applications must be in the Corporation Office five working days prior to regular scheduled meeting dates. Applications will be considered at Board meetings only.

REALTORS SELLING PROPERTY AT LAKE TANGLEWOOD SHOULD SUBMIT THE MEMBERSHIP APPLICATION IN AMPLE TIME TO PREVENT ANY DELAYS IN CLOSING SALES.

Absolutely no closing of property sales are to be completed prior to Lake Tanglewood Corp. Board approval of membership transfer.

FAILURE TO FOLLOW THESE GUIDELINES MAY RESULT IN DELAYED MEMBERSHIP TRANSFER AND/OR ADDITIONAL PENALTIES

X _____ **Realtor** **Date:** _____

X _____ **Seller** **Date:** _____

X _____ **Buyer** **Date:** _____

IMPORTANT INFORMATION FOR PROSPECTIVE PURCHASERS OF PROPERTY IN LAKE
TANGLEWOOD

Lake Tanglewood is a regulated and controlled POA. All the rules and regulations have been passed by the duly elected representatives of the POA, the Village Council, and the Board of Directors, and are designed to secure and promote the safety, security, tranquility, and welfare of the members.

“Applicant acknowledges receipt of, and has read a copy of, the Rules and Regulations of the Lake Tanglewood POA, and in consideration of admittance to membership agrees to be bound by such Rules and Regulations and those hereafter adopted as constituting the terms of the agreement between the applicant and the Lake Tanglewood POA.”

The function of the Corporation includes the following:

1. Regulate compliance by the membership with the terms of the Prime Lease of Lake Tanglewood property.
2. Oversee and provide basic services including, but not limited to, roads, water services, and controlled access to the Village and recreational facilities of the Lake Tanglewood POA.
3. Administer and regulate corporate properties of Lake Tanglewood POA.
4. Set and collect dues and/or assessments, fees, and water charges as necessary to maintain the objectives and purposes of the Lake Tanglewood POA.
5. Approve all transfers of memberships to new purchasers and/or leases of memberships.

X _____ **Date:** _____
Initial buyer(s)

NO LEASE AND/OR MEMBERSHIP MAY BE TRANSFERRED TO A PROSPECTIVE PURCHASER OR LESSEE WITHOUT THE APPROVAL OF THE BOARD OF DIRECTORS OF THE CORPORATION (LSIOT, INC.). THE BOARD ACTION TO TRANSFER WILL BE TAKEN AS SET FORTH IN "STANDARD PROCEDURE TO TRANSFER A MEMBERSHIP". IT IS THE DUTY AND OBLIGATION OF EACH SELLER AND PURCHASER OR LESSOR AND LESSEE TO BE AWARE OF AND TO COMPLY WITH THE TRANSFER REQUIREMENTS BEFORE INCURRING EXPENSES IN ANY REAL ESTATE CONTRACT OF SALE OR LEASE IN THE EVENT THAT THE TRANSFER IS NOT APPROVED BY THE BOARD OF DIRECTORS. MEMBERSHIPS ARE LIMITED TO INDIVIDUALS; THERE CAN BE NO DUAL OR MULTIPLE PARTY OWNERSHIP OF A MEMBERSHIP, OR CORPORATE MEMBERSHIP OTHER THAN AS STATED IN BOARD POLICY #7. ALL PROSPECTIVE MEMBERS MUST ATTEND AN ORIENTATION ON THE RULES AND REGULATIONS OF THE LAKE TANGLEWOOD POA.

The Village of Lake Tanglewood is an incorporated Village under the laws of the State of Texas. It is similar to a city and is governed by a Mayor and five Village Alderman. In some cases the Village has co-extensive and overlapping jurisdiction with the Corporation. The elected officials of the Village (the Village Council) has requirements for conduct and other activities within the Village limits and is primarily responsible for exercising jurisdiction in "law and order" and "zoning and building requirements".

The following is a summary of some of the rules and regulations established by the Corporation and/or by the Village of Lake Tanglewood, which should be considered by all prospective purchasers of property in Lake Tanglewood:

1. All vehicles, motorcycles, boats, golf carts and ATV's belonging to a member and used within the lake area must be identified with a Lake Tanglewood vehicle, cycle or boat registration sticker.
2. Recreational Activities: All recreational activities including, but no limited to, the use of the lake area, the golf course, and other areas of the lake are limited to use by a member, or his or her family under the age of 21 living with the member. All guests of a member must be accompanied by the member to use these facilities.
3. Guests: In addition to the above, all members must inform the gate guard to authorize admittance for their guests. All members are personally responsible for any action or damage done by such guest(s) and can be called upon monetarily for such actions or damages.

X _____ Date: _____
Initial buyer(s)

4. Any new construction or modification of existing structures which changes the outside walls or roof line must have a Building Permit issued by the Village, subject to approval by the Corporation, prior to the start of any work. A permit for excavation, leveling, grading or filling must be obtained from the Corporation prior to doing the work. Some of the Village and/or Corporation requirements are listed below. This listing is for basic information ONLY and does NOT constitute all the existing requirements or regulations:
- a. Set-back from side- lot lines shall be 10% of the total width of the structure, but in no case less than 5' from each side.
 - b. No house shall be constructed containing less than 1,750 square feet, exclusive of open porches, garages, or carports, and shall exceed \$60,000.00 in construction costs.
 - c. All structures shall be completed within one year of the date of the approved building permit.
 - d. All septic tanks and drain fields shall be installed (or re-installed when necessary) to comply with TNRCC and be inspected and approved by the Bi-City County Health Department.
 - e. No water wells are permitted, and each purchaser must connect to the existing overall Corporation water system.
 - f. All boat houses and docks have certain size, placement, and construction restrictions and also require a building permit prior to construction.
 - g. In addition to the general requirements, ordinances, and rules of the Village of Lake Tanglewood, each membership contains the following provision: "No improvements of any kind may be built or erected on the property until and unless the plans and specifications for said improvements and the location of said improvements on the property have first been presented to and approved by the Village subject to the approval of the Corporation."
 - h. In addition to the above, it should be pointed out to prospective purchasers that some of the vacant lots in Lake Tanglewood do not have provisions for water service and/or road service. Before signing a contract to buy, prospective purchasers should check the lot locations; otherwise the purchasers may be required at their own expense, to furnish and maintain roadways, utilities, and water service to certain lots.
 - i. All prospective purchasers should check the location of the lot being purchased to determine its "flood plane" status and whether it is susceptible to rising water levels.

X _____ Date: _____
Initial buyer(s)

5. The Village of Lake Tanglewood has the power to enforce the following regulations and ordinances:
 - a. The conduct of members and guests in relation to offenses involving disorderly conduct, moral turpitude, public drunkenness, public nuisances, and violations of any other laws and ordinances of the Village of Lake Tanglewood, Randall County, or the State of Texas. The Corporation has the rights to assess penalties as described in the rules and regulations handbook for violation of the rules.
 - b. Pets must be kept under control of the owner. Pets are required to wear a collar with current vaccination tags and a tag with owners name and address. Running at large is unlawful as well as biting, packing, and excessive barking.

6. Patrolmen are provided by Lake Tanglewood for basic safety such as enforcing speed limits. They are also provided to enforce rules on the water, such as no-wake zones. All watercraft must have current Lake Tanglewood stickers. Members driving the watercraft must have completed the appropriate safety course. **The lake remains a use at your own risk property.**

The foregoing information is furnished to you as a prospective purchaser in Lake Tanglewood. It is designed only to be highlights and a summary of some of the important details to be considered by you before you commit to purchase property in our community. **There are many more rules and regulations of which you should become informed if you decide to buy property.** These rules and regulations may change from time-to-time for the benefit of our community.

As stated, we are a regulated and controlled community, and we hope that you, as a potential buyer, will find this a benefit to property ownership in Lake Tanglewood.

X _____
Buyer Signature

X _____
Buyer Signature

Date: _____

Date: _____

STANDARD PROCEDURE FOR THE TRANSFER AND/OR LEASE OF MEMBERSHIP

1. All completed components of the Standard Application Form with the transfer fee, must be presented at the Corporation Office no less than (5) five working days prior to a regular meeting of the Board. Regularly scheduled LT Corp. Board meetings are the second and fourth Tuesday evening of each month.
2. The Board will make every effort to process the application at the first regular scheduled meeting after the application is received with all requirements being met; but if for any reason the Board feels that additional time is needed, the decision may be postponed until the next regular meeting, at which time the decision to approve or deny will be made.
3. If the application is denied, any fees or deposits held by the Corporation will be returned to the proper party.
4. Approval by the LT Corp. Board of an application to transfer, and payment of the transfer fee, **does not** entitle the purchaser or lessee to Lake Tanglewood POA privileges. The **transfer is not effective** until a signed copy of the warranty deed is presented to the Corp. office showing that the names on the deed are exactly as those names provided on the Lake Tanglewood membership application **and** the prospective member has completed orientation **and** the most current survey (within two years, provided no structural changes or additions have been made within the two year period) is received at the Corporation Office. At that time, the new member may apply for issuance of I.D. cards and vehicle stickers and may begin enjoying the privileges of Lake Tanglewood POA memberships.
5. Board approval of an Application to Transfer will expire if not consummated within sixty (60) days of Board approval. If the transfer is not completed within sixty days, approval is withdrawn, and any fees or deposits held by the Corporation will be returned to the proper party. The application may be resubmitted at a later date.

X _____ Date: _____
Initial buyer(s)

LAKE SHORES INCORPORATED OF TEXAS (LSIOT)
LAKE TANGLEWOOD, TEXAS

STANDARD APPLICATION FORM FOR TRANSFER OF PROPERTY AND MEMBERSHIP AS
APPROVED BY THE BOARD OF DIRECTORS OF LSIOT, INC.

TO: The Board of Directors
LSIOT, Inc.

PRESENT MEMBER

I, _____ the present owner of membership on
the following property:

Address: _____

House _____ Lot _____ I.D.# _____

Legal Description: _____

Do apply for a transfer of the above property and membership by (sale) or (lease) to the following applicant. I certify that all dues, water, and fees, and any other charges owed will be paid in full at the time of transfer. The transfer fee will be paid, and all vehicle, boat, or cycle registration stickers issued by the Corporation will be removed and returned to the Corporation prior to transfer. By the signature affixed to this document this date, it is agreed that there will be no further access to or utilization of the facilities of the Lake Tanglewood POA.

Signature of Present Member

Executed this _____ day of _____, 20____.

THE STATE OF _____

THE COUNTY OF _____

This instrument was acknowledged before me on the ___ day of _____, 20__

By _____

NOTARY PUBLIC _____
COUNTY, STATE OF _____
MY COMMISSION EXPIRES _____

PROPOSED MEMBER/APPLICANT

I _____ do hereby apply for the transfer of the here in above described property and membership in LSIOT. I do submit and certify to the following information.

NAME IF FULL _____

AGE _____ MARITAL STATUS __ SINGLE __ MARRIED

SSN _____

DRIVERS LICENSE STATE AND # _____

SPOUSES NAME IN FULL _____

SPOUSES: SSN _____ DRIVERS LICENSE # _____

CHILDREN:

NAME	AGE	RESIDENCE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESIDENCE ADDRESS FOR LAST FIVE YEARS:

ADDRESS _____ FROM _____ TO _____

ADDRESS _____ FROM _____ TO _____

ADDRESS _____ FROM _____ TO _____

ADDRESS _____ FROM _____ TO _____

ADDRESS _____ FROM _____ TO _____

PLACE OF EMPLOYMENT _____

POSITION _____ LENGTH OF EMPLOYMENT _____ Yrs.

BUSINESS ADDRESS _____

CITY _____ STATE ____ ZIP _____ PHONE # () _____

NAME OF **THREE** BUSINESS REFERENCES:

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

I do hereby certify to the following:

1. I am of good moral character and have not been convicted of any felonies or offenses involving moral turpitude or disorderly conduct.
2. I will be responsible for any misconduct or damages caused by members of my family and/or my guests in the Lake Tanglewood area.
3. I acknowledge receipt of, and have read a copy of the Rules and Regulations of the Lake Tanglewood POA, and in consideration of admittance to those hereafter adopted as constituting the terms of the agreement between the applicant and the Lake Tanglewood POA.
4. If approved for membership, I will inform myself of all Rules and Regulations of LSIOT and of the Village of Lake Tanglewood and will abide by the same.
5. By execution of this instrument, I do authorize the Board of Directors of LSIOT to obtain law enforcement records and credit bureau records for application purposes on all adult members of the household responsible for Lake Tanglewood membership.
6. I understand that it is the policy of the Corporation to encourage a peaceful resolution of disputes with its Members through alternative dispute resolution procedures. I agree to submit to mediation any dispute with the Corporation or another Member concerning any activity at Lake Tanglewood that cannot be resolved in good faith through informal discussion.

Signature: _____

Signature: _____

Executed this _____ day of _____, 20__

THE STATE OF _____

THE COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20__

By _____

NOTARY PUBLIC _____
COUNTY, STATE OF _____
MY COMMISSION EXPIRES _____

SPECIAL LEASING INSTRUCTIONS FOR PROSPECTIVE APPLICANT LEASING
PROPERTY/MEMBERSHIP

The Board of Directors passed a motion on April 12, 1999, as follows:

1. Any applicant leasing property/membership will be required to pay to the Corporation the \$1,500.00 transfer fee of membership and an additional \$500.00 deposit. The \$500.00 deposit **is refundable** at the time the lease is completed **if all dues and other charges toward the property are current.**
2. The completed Standard Application Form, with the transfer fee and refundable deposit, must be presented to the Corporation Office not less than five (5) working days prior to a regular meeting of the Board.
3. The Board will make every effort to process the application at the first regular meeting after the application is presented as described in (2) above, but, if the Board feels that additional time is needed the decision may be postponed until the next regularly scheduled meeting, at which time the decision to approve or deny will be made.
4. If the application is denied, any fees or deposits held by the Corporation will be returned to the proper party.
5. Approval by the Board of an application to transfer and payment of the transfer fee does not entitle the purchaser or lessee to POA privileges. The transfer is not effective until a duly designated officer of the Corporation signs all appropriate documents and prospective member has completed orientation. Prior to any stickers and I.D. cards being issued to the new lessee, **all stickers and I.D. cards from the owner of the property must be returned to the Corporation.**
6. A copy of the lease between the owner of the property and the lessee must accompany the application for the transfer of membership.
7. Board approval of an Application to Transfer will expire if not consummated within sixty (60) days of Board approval. If the transfer is not completed within sixty days, the application is withdrawn, and any fees or deposits held by the Corporation will be returned to the proper party. The application may be resubmitted at a later date.

X _____ Date: _____
Signature of Leasee(s)

WATER SYSTEM SERVICE AGREEMENT

The following are the terms of the service agreement between the Lake Tanglewood, Inc.

Public Water Utility (Water System-Maintenance Department) and (Customer).

- A. The Water System will maintain a copy of this agreement as long as the Customer's premise is connected to the Water System.
- B. Customer will apply for an Irrigation Permit through the Water System for **any** irrigation work done to premise.
- C. Customer will allow his property to be inspected for possible cross-connections and other unacceptable plumbing practices. Inspections will be conducted by the Water System employees or its designated agent prior to initiating new water service, when there is reason to believe that cross-connections or other unacceptable plumbing practices exist, and/or after any major changes to the private plumbing facilities.
- D. The Water System will notify the Customer in writing of any unacceptable conditions that are identified during the initial inspection or the periodic inspection.
- E. Customer will immediately correct any unacceptable plumbing practices on his/her premises.
- F. Customer will, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance records will be provided to the Water System.
- G. The Water System **CANNOT GUARANTEE** uninterrupted services.

If Customer **fails to comply** with the terms of the Water System Service Agreement, the Water System will, at its option, terminate service.

CUSTOMER NAME

CUSTOMER SIGNATURE

DATE

