

LAKE TANGLEWOOD, INC
BOARD POLICY – 1989
(As Amended By The Board Of Directors on 1/11/2011)

From time to time the Board of Directors has seen fit to issue statements of “Board Policy” that deal with specific or unusual circumstances or problems not covered in the Rules and Regulations. Many, but not all, of these statements have been in existence since April 1, 1979. The membership is reminded that “Board Policy” statements are effectively Rules and Regulations, even though they are not included in this publication. (see Rules and Regulations)

COMMITTEE SYSTEM FOR BOARD OF DIRECTORS

By-laws in Article IV, Section 7, provide for the establishment of Committees of the Board of Directors: “The Board of Directors, by resolution adopted by a majority of the directors in office, may designate one or more committees of directors, each of which committees shall consist of two or more directors and shall have and exercise the authority of the Board of Directors in the management of the Corporation, to the extent authorized by the Board”. At a regular Board meeting held September 14, 1982, the committee system of operation was adopted. The system has continued each year up to the present date.

The committee system has worked very well for the following reasons:

- (1) All members of the Board shall be involved in areas where they are best qualified, in areas that is compatible with the Board Member’s personal agenda in terms of time required to efficiently administer the committee duties, and to gain expertise in these areas.
- (2) The management of the Corporation does not fall only on the president and the two vice presidents thereby producing an appropriate distribution of the overall work load.
- (3) The delegation of management when appropriate will flow through the committees for policy considerations then delegated to the maintenance supervisor, and/or office manager for research and development and then presented to the entire Board for decision making.
- (4) After Board approval the maintenance supervisor and/or office manager will be responsible for all follow through of projects under the supervision of the relative committee.

POLICY ON MEMBERSHIP AND LOT TRANSFERS

- (1) All transfers of membership shall be charged a transfer fee (see Fee List) for lot purchases, and a fee for property with homes. Exception: in cases where the transfer does not involve a sale such as divorce, inheritance or creation of trust or gifts provided that there shall be no multiple ownership of membership privileges. If several heirs inherit, all must designate one, as the member and the other are guests.
- (2) There shall be no dual or multiple ownership or a membership. Only one member may own the membership for one lot.

- (3) The proper approval Transfer of Membership Application form and the transfer fee must be approved by the Board before a transfer of Sub-Lease is approved. (see Fee List) In addition to these documents, the Corporation Office will be required to complete background checks and credit checks on all adult members that will have the responsibility of membership privileges.
- (4) All membership dues and fees must be paid current before a transfer is approved
- (5) A member may sell a part of his property to another present member as long as there is no transfer of the membership, without payment of a transfer fee. Any such partial transfer shall be for the purpose of settling boundary disputes and to add additional property to one membership without creating a new building site for an additional homesite.
- (6) A membership may not be transferred to a Corporation, Company, Trust or any other legal or business entity unless a single particular person (and his family) sign a statement that he or she alone is the principal of such legal or business entity, that he or she and his or her family shall be the only members under the Rules and Regulation of Lake Tanglewood to the exclusion of all other, except guests and invitees under the Rules and Regulation of Lake Tanglewood.
- (7) A member may lease his property to an individual provided a written copy of the lease and an approved transfer form is submitted, the transfer fee (see Fee List) is paid and the individual is approved on the same basis as a full transfer of the membership would otherwise be approved, and further provided that during the term of the lease, the lessor member's privileges (except voting) are suspended and remain unused during the term of the lease. Two or more families may not use the privileges of the membership through a lease arrangement. The lessee may pay all dues and fees, but the lessor is still responsible for their payment and is also responsible for all damages and the actions of the lessee and/or his guests and invitees to Lake Tanglewood, Inc. Any recourse he may have is between the Lessor and the Lessee. The only exception to these rules is in a case where one member leases to another present member, in which case there is no transfer fee and no need for a transfer form and approval. We still require the lease form so we will know who has the privileges of membership. If the member (Lessor) leasing to another present member does not have another property with a membership, the member (Lessor) leasing no longer has privileges of membership.

POLICY ON GATE OPERATIONS

- (1) All vehicles and boats must have a current sticker for admission.
- (2) If a vehicle does not have a sticker, a member must have authorized admission to the gateman and the driver of the vehicle must sign the adopted log sheet giving name, time, vehicle license number and destination.
- (3) A member may obtain for houseguests a temporary (3 to 10 day) permit for gate access, by filling out a statement identifying the guests and the time frame for the guests. The guest must display the temporary sticker so that it is visible.

- (4) A member may obtain a temporary (2 hour) permit to “try-out” a boat on the lake.
- (5) A member having five or more guests at a time is required to submit an alphabetical list to the gateman in advance.
- (6) There shall be no gate access given for real estate “open houses”. No prospective real estate purchaser shall obtain gate access unless accompanied by a real estate agent or admission is authorized by the member and then the prospective purchaser must sign the gateman’s log sheet. (See guideline for realtors in Rules and Regulations, Article IV)
- (7) Servants and other regular employees will be admitted if an I.D. card with picture of employee giving days and time of work is provided to the gate. If such card is not furnished, a call must be made for each admission.
- (8) Construction personnel will be admitted during regular working hours upon signing the gateman’s log on weekdays. No entry will be allowed on weekends unless special authorization is called in by member for whom the work is being done.
- (9) No special authorization is required for entry to attend Church Services or Funerals.

POLICY ON CLUBHOUSE RENTAL

- (1) Any member or members may rent the clubhouse provided that the activity be a non-profit activity and the member or members sign the approved application form and pay the clean-up deposit.
- (2) The rental fee is determined by the Board of Directors. (see Fee List) A “member fee” is charged for those activities where the member or members are sponsoring and paying for the activity. An “outsiders fee” is charged where an organization, group or company is paying for the activity and the member is only the sponsor for the purpose of obtaining use of the clubhouse. The fee may vary depending on the size of the activity. The sponsoring member or members must be present at the activity.

POLICY ON CORPORATE PROPERTY AND COVES

- (1) A resolution was passed by the Board of Directors on June 28, 1983, concerning coves and strips of land abutting the lake and affecting the title various waterfront lots. This resolution is a part of Board Policy. (see attached copy page 7-9)
- (2) When any member applies for the purchase of small strips or areas of Corporation property, including non-opened or closed streets, all other members adjacent to the property in question must be notified of the request and given the right to purchase that part adjacent to their property. If other members do not want to purchase they must sign a statement to that effect. A survey of the property in question may be required by the Board of Directors to be furnished at the expense of the member. The price to be paid shall be determined by the Board of

Directors and such price shall be included in the notice to adjacent members for their consideration prior to any sale. Any such sale of small strips of land shall not include a membership.

- (3) The Corporation has caused to be platted the property acquired from Amarillo National Bank formerly known as the Bilro Property and other unplatted Corporate property into lots with dedicated streets and to these lots the Corporation has assigned sufficient memberships with it own to provide one membership for each lot. These lots may be sold by the Corporation at any time, in the discretion of the Board of Directors, with consideration given to cost of road construction and utility placement.
- (4) A member may not add to the size of his lot by filling in the lake beyond the existing water line.
- (5) Any use, modification of the existing use, of the ten (10) foot corporate easement that exists around the lake on all waterfront lots or any land between the platted boundaries of any building lot and road or drainage easement, must be approved by the Corporation or its duly authorized representative. (See resolution passed June 2, 1983, on page 7-9)

POLICY ON ROADS AND UTILITIES

- (1) It is the responsibility of any member purchasing property abutting unimproved roadways to put in roadways at his expense provided such roadways are equal to or better than current county road specifications. If properly installed, the Corporation will maintain the roads.
- (2) On installation of gas and water lines, the member shall have the obligation to install these at his cost in a manner compatible with the systems at Lake Tanglewood and approved by the Board of Directors.
- (3) If a person buys a lot far removed from utility lines or completed roadways, it shall be his expense to run the utility lines and roadway to his lot, even though it may extend past other lots. He must work out the proration for the additional distance past other lots with those owners.
- (4) On all new construction of houses on vacant lots, a drainage culvert or other drainage system or device will be installed by the member at his expense in accordance with specifications and requirements established by the Board of Directors.
- (5) On all new construction and major remodeling, the contractor shall install and maintain a portable toilet during construction time.

POLICY ON CONSTRUCTION OF HOUSES, BOAT DOCKS, OR OTHER IMPROVEMENTS

- (1) In Article II Section 7 of the Rules and Regulations of Lake Tanglewood, Inc. it provides "A member may construct a residence or boat dock for the use of himself, his family, and his guests on his building lot. However, the plans for such residence, boat dock, or the

Village of Lake Tanglewood, and such plans must comply with square footage, type of construction and other requirements reasonably adapted by the Building Committee of the Corporation and the Building Committee of the Village of Lake Tanglewood. (Any unimproved lot intended for construction, must have a dirt permit and a building permit before vegetation can be removed, natural landscape disturbed, or dirt work started.

- (2) No improvements of any kind may be built or erected on the above described 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 Lessor.
- (3) In the past, except for the requirements of the Board of Directors relative to culverts and drainage, the responsibility for establishment of building codes, permits, set back lines and other ordinances has been left to the Village of Lake Tanglewood.
- (4) The Corporation, through its Board of Directors, still maintains the separate power to regulate any and all construction, improvements and boat docks.
- (5) In cases where Village does not have ordinances regulating a particular problem area and, as growth occurs, it occasionally may be necessary for the Board to supplement or aid in unusual cases under the powers of the Corporation to regulate what may be proposed to be built and the manner and location of any equipment.

POLICY ON GROUPS AND ASSOCIATIONS USING CORPORATION FACILITIES

Any group or organization seeking to form together and use Corporation facilities must first meet the following requirements:

- (1) They must first organize into a club, organization or agency or branch with By-Laws and officers who will be responsible for the operation and control of the members and the group
- (2) The intent and purpose of the organization must be clearly defined:
- (3) The organization must be of a civic or charitable non-profit nature.
- (4) The term and use of Corporation facilities (like the Village Office or Clubhouse) must be defined.
- (5) A real need on the basis of civic or charitable circumstances must exist.
- (6) A precedent must not be set so that too many similar groups or organizations overload the facilities. Each application for use of facilities or property must be considered on a one on one basis with consideration for past members of groups and potential future applications taken equally with availability of facilities, maintenance and upkeep of same, together with insurance and liability of the Corporation being the ultimate factor.
- (7) If the membership facilities are to be interrupted for a specific reason, approval of the Board will be required. This includes golf tournaments, lake activities, triathlon, tailgate party, etc.

NOTE: These Board Policies (Pages 1 thru 5 and the attached Resolution constitute the current Board Policy. Items adopted by prior Boards that are not included in these pages are no longer a part of Board Policy.)

LAKE TANGLEWOOD, INC
RESOLUTION CONCERNING COVES, STRIPS OF LAND
AND WATERFRONT LOTS (June 28, 1983)

BE IT RESOLVED THAT:

Because of the differences in the various recorded and dedicated plats of various lots and blocks in Lake Tanglewood and/or Lake Stockton, the difference being that some lots in various blocks on various plats show waterfront lots to include ownership to within 10 feet of the Lake meander line on those lot lines fronting water or lake boundaries while on various other plats there is no designation of ownership to within 10 feet of the Lake meander line, and further;

Whereas, the differences in these plats arose from the fact that various surveyors over the years did the drafting of the various plats and the notations on said plats indicating ownership to within 10 feet of the Lake meander line on those lot lines fronting water or lake boundaries was inadvertently omitted;

Now therefore, to resolve the inequities created by the foregoing differences in plats, be it resolved that all waterfront lots shall include ownership to within 10 feet of the meander line along all lot lines fronting water of lake boundaries as described by projecting lot lines in a continuation of bearing and course to their intersection with Lake meander lines and in those cases where lot lines are shown running with the general direction of the Lake meander line, the lot lines which projected would intersect the Lake meander line shall control –e.g. on Lot 1, Block 13 of Lake Tanglewood, formerly Lake Stockton, as recorded in Vol. 332, Page 666, of the Deed Records of Randall County, Texas, the Northeasterly and Southeasterly lot lines are deemed running with the general direction of the Lake meander line so that under this resolution, the Northwesterly line would be projected along its present course and bearing as would the Southwesterly lot line to the intersection of the Lake meander line and ownership will be within 10 feet of the meander line as now projected, and further:

Because of the configuration of some few lots which do not have two intersecting lot lines into the meander line of the Lake – e.g. Lot 27 of the amended plat of Lots 24, 25, 26, & 27 Block 15, Lake Stockton, Inc., per plat recorded, or in some few cases where there would occur conflict or overlap of said projected lot lines in certain “cove” areas, special determination of the lot lines will be required before legal instruments can be effected to carry out the purposes and intent of the resolution, the problem with lot lines will be equitably resolved with the then sublease prior to execution of legal instruments for those irregular lots, and further due attention shall be taken as to any written or verbal agreements between adjacent subleases and the location of improvements and/or boathouses in such area, and further;

Be it resolved that for the safety and welfare of all members of Lake Tanglewood, each waterfront lot sublessee shall have the exclusive use of the aforesaid 10 foot strip between the ownership limits of the lot and the Lake meander line and further said sublessee shall be responsible for the maintenance and upkeep of said 10 foot strip as determined and defined by Lake Tanglewood, Inc. in keeping with genera standards generally prevailing on waterfront

properties in Lake Tanglewood and provided further that Lake Tanglewood, Inc. by and through its employees and agents shall have the right to temporarily enter upon said 10 foot strip to perform services for the maintenance, upkeep or welfare of the Lake in general, including but not limited to weed and mosquito control, clearing of hazardous debris and dredging or such other activities as determined by the Board of Directors of Lake Tanglewood, Inc. and provided such use does not damage to the property of the sublessees, and provided sublessees shall construct no permanent improvements within said 10 foot strip except authorized structures such as boathouses or decks authorized by Lake Tanglewood, Inc. and provided further that Lake Tanglewood, Inc. shall at not time grant the use in any manner of the said 10 foot strip to any member or non-member, temporarily or permanently except the member subleasing the particular waterfront lot, and further;

Be it resolved that within a reasonable time, proper legal instruments be prepared to effect this resolution to be executed by Lake Tanglewood, Inc. and filed for record in the County Clerk's Office of Randall County, Texas, provided that notwithstanding any of the foregoing provisions any present existing legal instruments contrary to the foregoing will prevail, and further the additional sublease of land herein provided shall be upon the conditions that no additional membership rights shall be conferred under the terms of this resolution of any legal instruments effecting this resolution and that, any land covered herein shall form a part of sublessee's land and henceforth shall always be attached to and shall be subleased with each sublessee's land and may never be subleased separate and apart from sublessee's land, and further that no monetary charge of any sort shall be make to any sublessees affected herein for the additional land covered herein and all additional land shall be subject to the terms and conditions of the Prime Lease and all terms of the subleases in the title to the present sublessees affected and to the By-Laws, rules and regulations of Lake Tanglewood, Inc. and the ordinances, regulations and rules of the Village of Lake Tanglewood;

Any further, notwithstanding any of the foregoing premises, conclusions and conditions hereinabove set out, the decision of whether land lying between the property lot lines and the Lake meander line should be subleased to adjacent lot sublessees hereunder and/or was intended to be a part of any particular lot shall rest within the sole discretion of the Board of Directors, of Lake Tanglewood, Inc.

In 2010, the LSIOT and Lake Tanglewood, Inc. Board of Directors passed a modification to the June 28, 1983 Resolution Concerning Coves, Strips of Land and Waterfront lots.

Be it resolved, that the Board of Directors of LSIOT and Lake Tanglewood, Inc. no longer desire to maintain ownership of the aforesaid 10 foot strip between defined waterfront lot owner's limits of the lot and the Lake meander line, and that the said 10 foot strip is hereby relinquished to the owner of the currently deeded waterfront lot with all the rights and privileges of the attached deeded property.

Be it further resolved, that within a reasonable time, proper legal instruments be prepared to affect this resolution to be executed by Lake Tanglewood, Inc. and LSIOT, filed for record in the County Clerk's Office of Randall County, Texas, and distributed to waterfront lot owners and locally registered property survey companies for inclusion in any future property surveys.