

Land's End Homeowner Association

Minutes of Board of Directors Meeting June 23, 2002

The Board met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, Joe Munsch, Jan Hudson and Dennis Schirato, also Barb Henshaw and Becca Munsch. Minutes of the May 5th Board Meeting were approved as recorded by Barb Henshaw.

The draft of Policy Resolution 6 was modified to: (a) insert a \$25 returned check fee, (b) change time frame for payment after a hearing to 10 days, and (c) increase document prep fee to \$5 per extra document. It was then adopted without dissent.

TJ reviewed the *Notice of Delinquency* that had been filed against Bob & Angela Houser for Lot 18 and a draft *Final Demand Letter* to be sent certified mail along with the Notice and updated invoice. The Board voted 5-0 to authorize TJ to proceed with all legal action to collect the debt, including hiring an attorney and suing to foreclose, as outlined in *PR 6*.

The issue of builder compliance with Land's End policies was discussed. TJ reviewed his conversations with Kevin Dixon and Brad Shelton (G18) regarding non-compliance on three items: (1) installing a culvert, (2) having a portable toilet on site, and (3) excessive trash without a receptacle. TJ had approached Kevin on three separate occasions (to give Kevin the opportunity to comply without involving the Owner) and received assurances these issues would be taken care of. They were not corrected until after TJ's second phone call to Brad Shelton. Joe reported that both Kevin and Brad were upset with TJ, and Joe was concerned that we might scare off good builders. Everyone agreed that Kevin had violated our policies, and also agreed that enforcing them was essential. All future builder issues will be addressed directly with the Owner. Dennis stated his belief that it would take a little time for builders and Owners to get accustomed to our rules being enforced, after such a long period in which they were not, and the Board concurred. TJ had drafted a *Builder's Guide* that condensed information from the CCRs and PRs relating to what a builder should know, which he proposed to give to each Owner upon approval of a construction permit. After discussion, the Board made some modifications and approved it (attached), with instructions to mail out to all Owners now and provide a second copy with construction approvals.

The following architectural issues were addressed:

- Mailboxes not in compliance with *PR 3* were reviewed along with TJ's follow-up phone calls. A requested extension was granted to L46 until 8/31/02. Those who previously confirmed with TJ that 911 addresses were on order would be granted extensions until received and installed, and those who had not confirmed they had been ordered would be given an additional 30 days to do so. TJ will follow up with them after today's meeting.
- Street signs were finished and would be installed within the next week.

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- Sponsor invitations had been sent out to selected contractors regarding adoption of the waterfall and road island.
- Approved a permit for a mailbox on L34.
- Approved a permit for the home and site plan on G37-38.

TJ & Barb Henshaw presented a request to make adjustments to the rear lot line markers on Lots 6, 7 & 8 to align them with existing ravines. TJ stated that the CCRs provide the Board the authority needed to approve such changes, and that both County Commissioner Roy Don Shipp and Tom Peques of the SRA would support the changes, if approved by the Board of Directors. The Henshaw's would bear all costs involved in surveying and filing an amended plat. The Board voted 4-0 to approve the requested changes.

In other items of discussion:

- Jack brought up the issue of dead trees, especially those in danger of falling onto the roadway, and questioned when they would be removed. Joe said he would see that they were taken care.
- Jan questioned whether we had a leash law. No particular pet problem was mentioned, but Joe felt that at some future time we might have to tighten our rules, especially as more homes are built along the golf course.
- Joe advised the Board of his "master plan", now in the drafting stages, for the undeveloped areas in Land's End. It includes high-end villas along the waterfront property west of the main entrance; swimming pool, tennis courts and possibly an Inn between the two entrances; and possibly more golf villas in the current driving range, provided he is able to purchase land from the tract adjoining holes 1 & 2. He also presented a flattering article on *The Links* in *Avid Golfer* magazine.
- TJ suggested and the Board approved sending out a mid-year update to inform Owners of Board actions during the first half of the year. A draft will be submitted to Board members for review and comment prior to mailing.

Having no further business to discuss, the meeting adjourned around 3:00 p.m.

Recorded by Barb Henshaw

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May 20, 2002

Mr. Neal Schirato
Outdoor Creations
4368 State Hwy. 276
Rockwall, TX 75032-9145

Dear Neal,

We don't have to convince you that Land's End is, or can be, extremely important to your business. Our golf course and restaurant attract approximately 1000 visitors each week, many of which tour the neighborhood and some decide to make it their home. Even those building elsewhere view Land's End as the standard for quality, and often choose our builders or landscapers for their homes. With 24 homes already built and several others planned for 2002, you can also count on a steady stream of growth within Land's End before we fill all 125 lots.

In the business world, no advertisement is more powerful than word-of-mouth and the recommendation of satisfied customers, and having your sign on quality work in this quality neighborhood sets the stage for those conversations to occur. You will notice that Land's End is not cluttered with signs, because we don't allow them to remain after construction is completed. We do, however, wish to support those builders and landscapers who have demonstrated good quality work, have satisfied their Land's End customers, and whom we believe will continue to add value to our neighborhood. You have been selected as someone we will support, therefore, we are offering you the opportunity to participate in our new "*Sponsor*" program.

There are two highly visible locations within Land's End available for adoption as a *Sponsor*: (1) the waterfall across from Lot 21, and (2) the center road island in front of Lot 53. As *Sponsor* you may design and construct landscaping for your location (with Architectural Committee approval), and as long as it is well maintained, we will permit the display of two "*Sponsored By ___*" signs. A landscaper and builder may also jointly co-sponsor one location and will assist in pairing them, if desired. We do not charge you to be a *Sponsor*; however, you are responsible for the design, construction and maintenance of your adopted location.

Since only two locations are available, we expect these to be adopted rather quickly. If you are interested in becoming a Land's End *Sponsor* please let me know as soon as possible, as they will be selected on a first-come basis from the builders and landscapers who receive this offer.

Sincerely,

TJ Henshaw,
President

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Builder's Guide

This is information every Builder and Sub-Contractor should know about Land's End. We operate under strict architectural control, administered and enforced by our Board of Directors. Owners are held accountable for all activities relating to their Lot, including the actions of their contractors. Violations of our *Use* or *Construction* restrictions, or failure to obtain prior approval for any construction can result in severe fines, removal of unapproved structures, or both.

1. No work may begin without an approved *Application for Construction Permit* (sample on reverse side).
2. Only those items initialed by the Architectural Committee have been approved.
3. No trees larger than 6" diameter may be removed without Association approval.
4. House must be staked out and trees marked before approval can be granted.
5. Any changes to existing grade must be approved, and may not divert water flow onto adjacent lots.
6. Before starting construction, a metal or concrete culvert (15" minimum) must be installed at the proper flow line, and rock the driveway.
7. Trees may be safely burned and stumps buried and covered before foundation poured.
8. No trash, waste or scrap building materials may be burned or buried.
9. A sanitary waste container must be on site from the start and during construction.
10. Site is to be cleaned daily and all trash and scrap placed in waste container. ***Please, don't litter our community or throw trash into the back of pickups!***
11. A portable chemical toilet must be on site from the start and serviced weekly.
12. "All" construction traffic must enter and exit via the service entrance. Everyone must be out by dark or 8:00 p.m., whichever is later. Obey 25 M.P.H. speed limit.
13. Parking on sides of roadway is discouraged and limited to short periods of time.
14. Any damage to roadway or gates that results from construction on a Lot will be assessed against the Owner, who will likely hold the Builder responsible.
15. Be careful that cement trucks do not crush edge of roadway. Do not allow cement trucks to wash out along roadway or in ditches.
16. Do not permit subcontractors to bring pets or children to construction site.
17. The Builder's sign may remain up until 30 days after construction is complete. Individual subcontractor signs are limited to a maximum of 60 days.
18. Propane gas tanks must be buried.
19. Only aerobic septic systems are permitted.
20. Mailboxes must be completed with the driveway and require separate approval.