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## OPERATING GUIDELINES

### LOST INDIAN LAKE FISHING AND HUNTING CLUB

1 June 2005

#### PREFACE

*Everyone involved with an organization, regardless of the size of the group and best intentions, must work together diligently to create an atmosphere of trust, mutual respect, and shared purpose. This respect and trust can be clearly demonstrated by a willingness to practice an orderly method of procedure so as to follow the will of the majority while protecting the rights of the minority. In that ten (10) owners/members share ownership, use and management of the land and improvements comprising the Club, a set of general guidelines for maintaining good order is essential and in keeping with the philosophy stated. The law of the land and the democratic process will be upheld through the majority approval and adoption of these rules. A majority shall comprise seven members. Signatures evidencing each member's general acceptance of the rules outlined herein are presented at the end of the document along with the date of execution. Exceptions/objections by respective members may be indicated.*

#### GUIDELINES

1. All members, their families and their accompanying guests shall in all circumstances comply with the laws of the state of Texas, the rules and regulations of the Texas Parks and Wildlife Department and Walker County.
2. No member shall be entitled to more privileges in the Club than any other.
3. Gasoline powered boat motors exceeding 10 HP are prohibited on the lake. Those motors used must be for work purposes only. Consequently, water skiing, jet skiing or any other similar activity is strictly prohibited on the lake at all times. Electric trolling motors are permitted.
4. No mobile homes, campers, tents, shacks, or barns shall be moved onto or erected on Club premises for the purpose of a residence.
5. Operation of ATVs, motorcycles, motorbikes, "go carts" or similar motor-operated vehicles on Club property will always respect the privacy of other members and their guests.
6. The general discharge of firearms by members and their authorized guests will always respect the privacy and safety of the other members present on the Club premises.
7. All improvements are for the sole use and occupancy of the members, their family and guests. No member shall be permitted to rent, lease or assign the use of his property.
8. No persons are allowed on the Club premises unless accompanied by a member of the Club or the member's immediate family.

9. If an appropriate notice to leave the entry gate unlocked is not posted by a member, then all persons entering or leaving the Club premises shall lock the gate at all times. When it is necessary to leave the gate unlocked, it is suggested that the gate be closed and dummy locked to give the appearance from the roadway that it is secure. This practice will help prevent uninvited persons from trespassing.

10. Utmost caution will be exercised for all outside burning of debris, trash, or other materials so as to prevent a forest fire or other damage to improvements on the Club premises. Should an out of control situation develop, immediate call for assistance will be made to 911.

11. All members will maintain their cabins and surroundings to the highest possible standard with regard to cleanliness, neatness, mowing, raking, trimming and other actions so as to make us all proud of our total Club property. Absolutely no debris will be placed in ground recesses, creek beds, adjoining woods or other common use areas of the Club premises. Zero tolerance litter policy will prevail throughout the premises. All members, both active and inactive (absentee) are to share fully in this endeavor.

12. All members are prohibited from maintaining any livestock on the Club premises.

13. Only the six (6) members initially sharing the cost of installing the commercial water system along Lost Indian Camp Road and onto the premises of the Club shall benefit from the utility provision. Ownership of the main supply line, meters, meter boxes, service lines and associated fittings will rest solely with this group (the six owners in the North end of the lake). The other four (4) members shall have no interest therein and will not be permitted to tap the system primarily because the system will be designed to service only those six users/members.

14. The acting Treasurer of the Club will provide an annual report to all members.

15. All structures and improvements built or acquired by a member shall be the sole property of such member and no other member shall have any interest therein unless there has been a pre-arranged collaboration.

16. Any member/owner offering for sale their one-tenth undivided interest in the Club property will first make this intention known to the other members and provide them first right of refusal. Those members notified of the pending sale will have a period of two weeks to respond after receipt of the notification.

17. Each member is assessed a \$100 (one hundred) annual maintenance fee due and payable direct to the Treasurer June 1<sup>st</sup> each year. Payment will be considered delinquent 30 days later.

18. This new Guidelines document shall be dated 1 June 2005. All previous editions/versions, specifically the seven (7) item list dated 1950 and the fourteen (14) item list (undated) recorded on 8 1/2" X 13" Robinson Insurance Agency letterhead, are hereby superceded. Future revisions of this new document will be handled through the publication of numbered amendments.