

Lake Holiday

Lake Holiday Country Club, Inc. Reestablishment of Golf Course Resolution 2010-06

WHEREAS, the LHCC Bylaws establishes powers for the Board of Directors and among those powers is the authority to execute operating agreements on behalf of LHCC Inc. (the Association);

WHEREAS, the LHCC Board has a duty to preserve the common areas and easements;

WHEREAS, the Summit Golf Course (SGC) went out of business during 1994 and the golf course has not been playable since that time;

WHEREAS, the golf course is surrounded by property owned by Association members and its return to playable condition would benefit the real estate value of all property owners at Lake Holiday;

WHEREAS, a 2006 survey of members revealed that 68% of Lake Holiday residents either moderately or strongly support reestablishment of the golf course;

WHEREAS, there is presently no enduring written policy regarding terms of agreement between the owner or future owner of the SGC and the Association;

WHEREAS, the Board deems it to be in the best interests of the Association to support reestablishment of the golf course;

NOW THEREFORE, it is hereby RESOLVED THAT the LHCC Inc. Board duly adopts the following goals, policies and guidelines to be used as the basis for any future formal agreement between the golf course owner and the Association:

- I. **Goals:** The following goals are hereby established:
 - A. Establish a strategic partnership with the owner of the golf course toward common objectives that will enhance the value of the community.
 - B. Facilitate the sale and subsequent renovation of the course to make it an attractive and playable course.
 - C. At the appropriate time develop an Agreement with a potential golf course purchaser based upon the general terms contained herein.
 - D. Develop a strategic partnership with the purchaser/owner/operator of the renovated golf course to facilitate access, easements, and act as a liaison with the Association members during future course operations and maintenance.

A handwritten signature in blue ink, followed by the date "7.27.10".

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II. Guidelines:

A. User access.

1. Access across Lake Holiday roads will be provided at no cost and as required to renovate the course as long as the roadways are not damaged in any way. There must be means established to ensure restoration of any damages.
2. Players who are not Association members will be permitted access to the course and its facilities using Lake Holiday roads with controls to be established at a later date. Access to other areas of Lake Holiday will not be permitted.
3. Any users of Lake Holiday roads shall abide by the established Lake Holiday rules.

B. Irrigation.

1. Use of water from the lake at Lake Holiday will be permitted for course irrigation and is preferred along with the two wells and the larger pond on the golf course.
2. The Association encourages the use of some effluent waste water from the treatment plant as another water source if feasible and practical.

C. Environmental considerations

1. Runoff from the golf course from any grass area, parking areas or facilities shall have no negative impact on the quality of the lake water or the aquifers that provide this community potable water.
2. Use of any pesticides, herbicides, fertilizers, or other chemicals for maintaining the course must meet or exceed US and State environmental standards so that the quality of lake and potable water sources are not negatively impacted. Results of regular testing of the lake water will provide a baseline for this requirement.

D. Liability.

1. The Association would like the purchaser of the golf course to indemnify the Association from liability in connection with renovation operations or during any future use of the golf course land.

E. Residential Development

1. The Association will in good faith work with LH-LLC and the purchaser of the golf course to facilitate the concept of developing some residential


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lots within SGC property to incentivize the purchaser as long as these lots do not impinge on use of the land as a golf course.

2. The Association will in good faith work with the County and LH-LLC to facilitate development of any residential lots within SGC property to ensure green space requirements continue to be met.

3. Residential lots developed on SGC property will become part of a new Section of the Lake Holiday subdivision with a Deed of Dedication that is similar to the most recent ones filed for this subdivision in the land records of Frederick County. When these lots are sold by the developer, the new property owners will become members of the Lake Holiday Country Club, Inc.

F. Other Considerations.

1. Additional security staff may be needed at the front gate to support player access control.

2. The Association requests that any lighting requirements take the needs of the community into consideration.

3. The Association would like the prospective buyer of the golf course to consider utilizing electric golf carts.

4. The Association would like signage to be kept to a minimum and be in harmony with the rest of the community.

5. The Association desires that development of permanent facilities be coordinated with the Lake Holiday Architectural Committee to ensure harmony with the rest of the community. It is fully understood and supported that temporary facilities such as mobile modules or manufactured units/trailers may be necessary during the initial phase of operations.

6. The Association desires the owner/operator of the golf course to permit use of privately owned golf carts.

----- End of Resolution Language -----


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SIGNATURE RECORD SHEET LAKE HOLIDAY COUNTRY CLUB, INC. BOARD OF DIRECTORS

TITLE: REESTABLISHMENT OF GOLF COURSE

APPROVAL DATE:

Rule Resolution Guideline Policy

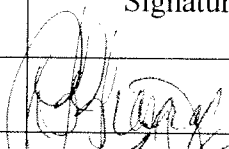
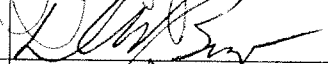
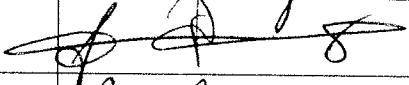



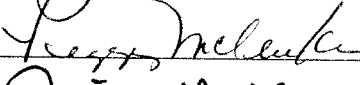

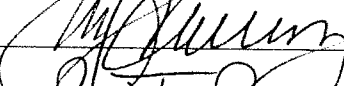
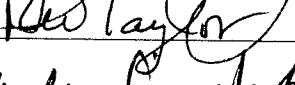
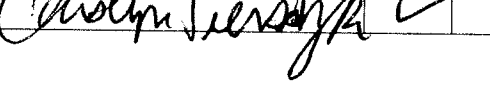
Addition Deletion Modification New

Document

Section

Paragraph

Sub Paragraph

Directors 2010	Signature *	Yes	No	Abstain	Absent
Brenda Badders Riesgraf		✓			
Dave Buermeyer		✓			
Juan Hernandez		✓			
Ilse Jorgensen		✓			
Pat Majewski		✓			
John McClurken		✓			
Peggy McClurken					
Diane Noble		✓			
Mike Sweeney		✓			
Bob Taylor		✓			
Carolyn Sieradzki		✓			


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