

**Resolution of the Board of Directors
Lake Holiday Country Club, Inc.
Capitalization Fee
Resolution 2010-09**

Rescinds and Replaces Resolution 2006-5A, Capitalization Fee

WHEREAS, Article IV of the Articles of Incorporation, “Purposes and Powers”, provides that the Association is formed to provide for the “ownership, maintenance and improvement” of the Association property, and to “fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments made or imposed pursuant to the provisions of ...” the Association Governing Documents, and

WHEREAS, Article VII, Section I of the Amended Bylaws for Lake Holiday Country Club, Inc., provides that the Board of Directors “shall have the power to...exercise for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the Membership”, and

WHEREAS, the Board of Directors of Lake Holiday Country Club, Inc. (LHCC), having met in regular session on September 28, 2010 to address the issue of a Capitalization Fee **HEREBY RESOLVES** that:

The purpose of the Resolution is to define the policy and procedure related to responsibility for payment of a Capitalization Fee on transfer of ownership of property, either improved or unimproved.

The Capitalization Fee is levied to maintain and improve the common areas and amenities to include but not be limited to: beaches, clubhouse, dam, lake, roads, any other structures, and the common areas.

NOW THEREFORE:

1. The Lake Holiday Country Club Board of Directors (by previous Resolution) renamed the former fee known as the “membership fee” or “property owner acknowledgment fee” as the Capitalization Fee. The Capitalization Fee shall be assessed for each property ownership transfer except as noted in Item 5. Property is defined as any building lot, improved or unimproved, with the Association. The fee is reviewed annually as part of the fiscal budgeting process. The Capitalization Fee is reaffirmed and amended by this Resolution as \$2,000 for each property transfer of lots with water/sewer availability and \$750 for each property transfer of lots that do not have water/sewer availability.
2. This amended fee policy will become effective immediately and the Fee shall be reviewed annually thereafter.

3. The Capitalization Fee is payable to the Association at the time of closing on each property, and shall be a condition of the settlement.
4. All property purchased, sold, or transferred is subject to this Capitalization Fee except as noted in Item 5, below.
5. The Capitalization Fee will not be assessed when property is transferred to a family member or family trust of the property owner. Family member, for the purpose of this Resolution, is defined as spouse, mother, father, son, daughter or stepchild of the property owner. All other family transfers will be subject to the Capitalization Fee.
6. Any exception to the Capitalization Fee policy as defined in this Resolution will require the review and approval of the LHCC Board of Directors.
7. The Capitalization Fee does not replace or conflict with the collection of a refundable conformance and damage bond when construction is approved for a specific property.

WE, THE UNDERSIGNED DIRECTORS of the Lake Holiday Country Club, Inc. do hereby adopt this amended Resolution to become effective immediately.

-----END OF RESOLUTION TEXT-----

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

TITLE: CAPITALIZATION FEE

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					
Carolyn Sieradzki					
Mike Sweeney					
Bob Taylor					