

LOCH LOMOND BEACH CLUB  
POLICY AND PROCEDURES MANUAL

SUBJECT: SALE OF PROPERTY & ACCEPTANCE OF DONATED PROPERTY POLICY #: 12  
EFFECTIVE DATE: 6/6/1991  
REVISED: 07/23/2016, 9/10/2022 PAGE 1

POLICY:

Loch Lomond Beach Club may sell property that they own which is not essential to the operation of the Club, to buyers after the impending sale of the property has been announced and publicized to the members of the Club. This excludes out lots, as the sale of out lots is forbidden in LLBC's Covenants and Restrictions. In addition, the Club may accept deeds for property which are offered as gifts to the Club. Proceeds from the sale of purchased or donated property will be used at the discretion of the LLBC Board of Directors, per Article III, #3 in LLBC Inc. Articles of Incorporation.

PROCEDURE:

1. The Club may have property to sell which may be suitable for purchase by present or prospective members of the Loch Lomond Beach Club.
  - a. The costs incurred by the Club to obtain and transfer the property, as well as the estimated fair market value of the property, will be the minimum sales price of the property.
  - b. All proceeds from the sale of the property will be used at the discretion of the LLBC Board of Directors.
2. Existing property owners may wish to donate property to the Loch Lomond Beach Club. The Board of Directors will act on these donations, if they meet the qualifications listed below:
  - a. There may be no liens or any other encumbrances on the property being donated, except the property may be considered if the only lien or encumbrance is a lien of the Loch Lomond Beach Club.
  - b. The donator of the property may be responsible for the legal fees, the registration fees, and any closing costs associated with the donated property.
  - c. The Board may waive any requirements which it deems are in the best interest of the Loch Lomond Beach Club.
3. Once ownership has been transferred to the Loch Lomond Beach Club, the following action may be taken in order to put the property in a Maintenance Assessment paying situation:

- a. The property shall be advertised for a minimum of 30 days within and outside the association, indicating the price of the property. The property may be advertised in local newspapers, indicating the price of the property. The transfer would also include a contract stating the new owner would abide by the covenants and restrictions of the Beach Club and a pledge to keep current on Club Maintenance Assessment in the future.
- b. The Club may place "For Sale" signs on the property which it wishes to sell. In addition, the Club may advertise to property owners on Red Cedar Lake indicating they can become members of the Loch Lomond Beach Club with all the benefits of membership by purchasing a lot and paying annual Maintenance Assessment.