

Prospective GCL Membership Requirements and Information

1. GCL Membership Packet includes the following:
 - a. GCL Member Application
 - b. Membership Questionnaire
 - c. Copy of GCL ByLaws
 - d. Bill of Sale
 - e. Request for Credit Check. (Additional costs if Club requests report.)
2. \$250.00 payable when packet is returned for Background Check.
3. \$1000.00 Share Transfer fee when/if approved. GCL Share Certificate to be obtained from Seller, after Seller has signed back of share. If Share is not available, this packet contains a Lost Share Affidavit that must be completed and submitted prior to transfer.
4. GCL Annual Dues will be pro-rated and payable at time of Share Transfer.

MEMBERSHIP APPLICATION
GROVE CLUB LAKE, INC.
20000 W GROVE CLUB LAKE
WHITEHOUSE, TEXAS 75791

At the time of submitting this application the applicants must also submit (1) a \$1,000.00 check for the transfer fee (to be returned if application is denied), (2) a \$250.00 check for a background check which will not be returned, (3) a current credit report and, (4) 3 personal letters of reference.

NAME _____ (M) _____ (F) _____

PRESENT ADDRESS _____

_____ NO. OF YEARS _____

HOME PHONE _____ CELL PHONE _____ EMAIL _____

PREVIOUS ADDRESS _____

(IF LESS THEN 5 YEARS AT PRESENT ADDRESS)

D.O.B. _____ D.L.# _____ STATE _____

Social Security Number _____

PLACE OF EMPLOYMENT _____

ADDRESS _____

PH. NO. _____ POSITION _____

SPOUSE NAME _____ (M) _____ (F) _____

D.O.B. _____ D.L.# _____ STATE _____

Social Security Number _____

PLACE OF EMPLOYMENT _____

ADDRESS _____

PH. NO. _____ POSITION _____

NAME/NAMES _____

(AS YOU WANT IT ON YOUR SHARE CERTIFICATE)

PERSONAL REFERENCES:

1. _____ 2. _____

TEL. NO. _____ TEL. NO. _____

3. _____

TEL. NO. _____

SIGNING THIS DOCUMENT GRANTS THE GROVE CLUB LAKE MEMBERSHIP COMMITTEE AND THE GROVE CLUB LAKE, INC. BOARD OF DIRECTORS THE RIGHT TO ACCESS AND CONFIRM PERSONAL BACKGROUND AND CREDIT INFORMATION OF THE APPLICANT(S).

SIGNED _____ DATE _____

SIGNED _____ DATE _____

The Grove Club Lake Membership Packet includes the following:

GCL Bill of Sale –

Must be completed, notarized and filed at the Smith County Courthouse. A copy of the document must be returned to GCL prior to Share Transfer.

Affidavit of Lost Share Certificate –

The seller's original GROVE CLUB LAKE SHARE CERTIFICATE is required for share transfer. If unavailable, the Affidavit of Lost Share Certificate must be completed and signed as indicated on the document. A notarized copy is required prior to GCL share transfer.

GROVE CLUB LAKE, INC. (GCL)

**PLEASE FILL OUT ALL PAGES OF THE FOLLOWING QUESTIONNAIRE AND
RETURN THE QUESTIONNAIRE WITH YOUR MEMBERSHIP APPLICATION**

1. What is your primary reason for wanting to become a Member of Grove Club Lake?
 - A. Recreational use of the property _____
 - B. Residential use of the property _____
 - C. Both of the above _____

2. If you plan to use the property for residential purposes:
How many people, other than the Shareholder(s), will be living in the single family residential structure that you will occupy? _____
What are their ages? _____
What are their relationship(s) to the Shareholder(s)? _____

3. What are your hobbies? If more room needed, please list on a separate sheet of paper.
 - A.
 - B.
 - C.

4. What organizations do you support-please include any Board or officer positions you have held for each organization? If more room needed, please list on a separate sheet of paper.
 - A.
 - B.
 - C.
 - D.

5. Have you ever been indicted, convicted or pled guilty to any offense other than a moving traffic violation? If "yes", please explain on a separate sheet of paper.
Yes _____
No _____

6. If there was a catastrophic event, such as the lake's dam breaking, would you have sufficient liquid resources to pay for an assessment of between \$500.00 and \$10,000.00?
Yes _____
No _____

7. Do you have dogs and/or cats as pets? If so, what and how many of each (if dogs, be specific as to breed) and are each of them neutered/spayed?

Dogs _____

Cats _____

Grove Club Lake, Inc. is a not-for-profit corporation operating under the laws of the State of Texas and as such presents legal realities relating to club law with which the general public is unfamiliar. Before you purchase a share or become a Member you need to understand what this involves. Carefully read the Corporate Charter, the Bylaws and the issues below and acknowledge your understanding and agreement to comply with each issue by affixing your signature below each statement (signatures if more than one person's name is to be listed on the Membership Share).

Listed are some of the Bylaw compliance issues that have resulted in problems with a very few Members of GCL in the past. The list is not all-inclusive and you should thoroughly understand the Corporate Charter and all of the Bylaws. Compliance with the Bylaws will ensure that all Members are afforded the opportunity to enjoy the Club and see that their investments are protected.

OWNERSHIP

1. GCL owns all of the land that comprises Grove Club Lake.

Signature: _____

2. The only thing that can be sold to a non-Member is a Membership Share of the corporation. An existing Member may however purchase the right to use and maintain improvements that are attached to another share. By doing so, the acquiring Member agrees to maintain the surrounding land that the selling Member formerly maintained.

Signature: _____

3. A Member owns the Membership Share and has the exclusive use of those improvements that go with that particular share as long as the Member maintains the surrounding land and those improvements in good physical condition and abides by the Corporate Bylaws.

Signature: _____

4. Shares of GCL are conveyed through the use of a Bill of Sale. You have been provided a copy of the form of the only Bill of Sale that is accepted by GCL's Board of Directors. This form must be completed, filed with the Smith County Clerk's office and a certified copy of that filing returned to the GCL Board of Directors along with the share of stock

of the selling Member or an acceptable Affidavit of Lost Certificate that has the notarized signature of the Member or the Member's agent. Failure to follow these procedures will prevent your becoming a Member of Grove Club Lake.

Signature: _____

DUES AND ASSESSMENTS

5. Dues are assessed on an annual basis to pay for the costs of operating the Club. These costs include maintaining the common areas, maintaining the private roads, stocking and managing the lake, insurance, taxes, administrative expenses, legal expenses and providing emergency reserve funds to self-insure against catastrophic events such as dam breaks or other such events. If sufficient funds are not available to pay for Club costs, a special assessment may be necessary in addition to the annual dues.

Signature: _____

6. Current dues are \$900.00 and will be increased in the future if costs to operate the Club continue to escalate.

Signature: _____

SPEED LIMIT

7. The Speed Limit on Club property is **15 miles per hour, 24/7**, whether you see someone on the road or not. Members walk on the roads, golf cart on the roads, and there are children and grandchildren on our roads. If you do not want to comply with the speed limit you are not welcome at GCL.

Signature: _____

MAINTENANCE OF IMPROVEMENTS

8. Members are not entitled to treat the Club property as a dump ground or a place to store unsightly personal property that detracts from other Members' enjoyment of the Club.

Signature: _____

9. Members are required to maintain all of their improvements such as residential structures, outbuildings, piers, boathouses, fences, etc., in good physical condition. Failure to do so could result in loss of membership privileges and, possibly, your share of stock.

Signature: _____

CONSTRUCTION

10. Construction of a house or any kind of structure, (fence, shed, pool, etc.), requires the prior signed approval of any neighbor who will be affected by the construction (those on all sides of the property where construction is to take place) as well as the written consent of the Board of Directors; no exceptions.

Signature: _____

11. Other than pumping out, nothing may be done to an existing septic system nor may a new septic system be constructed without first presenting a certificate authorizing the work to be done that is issued by the proper authorities from Smith County to the GCL Board of Directors and receiving its written permission to begin work.

Signature: _____

PETS

12. All dogs must be fenced in or otherwise restrained at all times; no exceptions.

Signature: _____

MISCELLANEOUS

13. Constant work is required to maintain the common areas of the Club property, the lake and the administration of the business affairs of the corporation. The 60 shareholders are the only ones who can provide this effort.

Are you willing to contribute your fair share to help? Yes _____ No _____

If yes, what specifically would you be willing to do?

Serve on work parties.....Yes _____ No _____

Serve as a Board Member..... Yes _____ No _____

Serve on one of the Board Committees..... Yes _____ No _____

Signature: _____

14. I further agree to abide by all of the Bylaws of Grove Club Lake, Inc.

Signature: _____

I hereby swear that I have read and understand the Corporate Charter and the Corporate Bylaws of Grove Club Lake, Inc.; that I have not been instructed or coached in any way by any person, whether a Member of Grove Club Lake or not, as to how I should answer any question on this questionnaire; and, if it is found that I have not been truthful in answering any of the questions hereon it is cause for forfeiture of my Membership Share of stock.

Signature: _____

Date: _____

Boating Regulations

GCL has stickers for all boats allowed on GCL waters. Each sticker's number will be specific to the member and the boat (includes kayaks, canoes, paddleboats, anything that floats that could put in GCL waters for fishing or riding purposes).

All boats will require inspection before being allowed to be placed in GCL waters. A fine of **\$1000.00** will be assessed for any member who allows a boat to be placed on the waters of GCL that has not been approved and/or assigned a sticker. The \$1,000.00 fine will be assessed for each occurrence of the above violation.

These new regulations are being implemented in an effort to reduce, and hopefully eliminate, the chances of various noxious aquatic weeds, aquatic plants and aquatic creatures being transferred to the lake from another source. It will cost upward of \$1,000.00, or more, per acre to mitigate damages caused to the lake if such plants, weeds and/or creatures enter GCL waters. For boat registration, approval and other questions regarding these regulations, contact Glenn Walters @ 903-871-8972 or by e-mail huntandfish1941@yahoo.com.

Prospective Member(s) Acknowledgement:

_____ Date: _____

_____ Date: _____



BILL OF SALE

KNOW ALL PERSONS BY THESE PRESENTS:

That I, (seller's name) _____, the undersigned,

do hereby certify that in consideration of _____dollars

(\$ _____), sell, transfer, convey and deliver to _____

_____ (buyer), the following article in compliance with the Bylaws of Grove Club Lake, Inc:

Grove Club Lake Share Certificate # _____

This Sale constitutes the following:

_____ Share Only And

_____ Use of property maintained or otherwise cared for by selling Member considered as such selling Member's yard unless otherwise agreed upon by the Board:

Legal Description as per the Smith County Appraisal District:

_____ Use of dwelling and other fixtures associated with dwelling

_____ Use of Boathouse

_____ Other – List:

I, the undersigned seller, certify that said Share Certificate was owned and sold by me and I warrant it to be free of any liens, claims, security agreements, encumbrances, charges and demands.

I, the undersigned buyer, acknowledge receipt of this Bill of Sale and understand that the above-described property is sold as is and there is no other expressed or implied warranty or guarantee.

I, the undersigned buyer, understand that the real estate upon which the dwelling sits is the property of Grove Club Lake, Inc. and not to be considered as being sold to me as a part of this Bill of Sale.

I, the undersigned buyer, understand that a Warranty Deed cannot be filed against any property owned by Grove Club Lake, Inc.

We (buyer and seller) certify that all of the information provided in this document is true and accurate to the best of our knowledge.

Seller's Signature

Address

____/____/_____
Date

STATE OF TEXAS

COUNTY OF SMITH

This instrument was acknowledged before me on _____, 20__ by

_____ .

NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME:

MY COMMISSION EXPIRES:

Buyer's Signature

Address

____/____/_____
Date

STATE OF TEXAS

COUNTY OF SMITH

This instrument was acknowledged before me on _____, 20__ by

_____ .

NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME:

MY COMMISSION EXPIRES:

This form must display seals from the Notary and/or the Smith County Clerk.

AFFIDAVIT OF LOST SHARE CERTIFICATE

I(We), _____,

presently residing at _____

hereby swear that I(we) have lost Share Certificate Number _____

evidencing my (our) Membership in Grove Club Lake, Inc. and

request that the Board of Directors of Grove Club Lake, Inc., issue a

new Share Certificate to me (us) or to the person(s) to whom we have sold

my (our) Membership interest.

Name(s) _____ Date _____

THE STATE OF TEXAS }
COUNTY OF SMITH }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____
Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This the _____ day of _____, A. D. 20____

Notary Public in and for Smith County, Texas