

## **Annexation of Lot # East 000**

Earlier this summer we met with Kurt Ewert, a member in good standing in our community and owner of Lot E-000, the Lot which includes Scenic Drive, our access point to the East Boat Ramp. We discussed several defects to LDA's easement through E-000, the need for LDA to invest to correct those defects and maintain Scenic Drive, and Kurt's goals to enhance the buildability of the property. We assigned a Special Committee to review the issues. Several Board Directors have worked closely with the Special Committee and affected property owners to identify a mutually beneficial solution.

The LDA Board recommends several changes:

- Inclusion of E-000 into LDA. As a Member of LDA, the property will be permanently subject to all benefits and limitations of the Association and its Bylaws, Rules and Regulations. Several key points include requirements for Building and Dock Permits, prohibitions against subdivision or multiple residences on a single lot, and the requirement to pay Annual Member Dues. <link>
- Acceptance of Kurt's proposal to reconstruct Scenic Drive to the North side of E-000. The new road will be constructed on land donated by and at Kurt's expense. Specifications for the new road will require approval by LDA. Construction of the new road will be completed within nine (9) months and full access for all residents will be assured throughout construction. <link>

The LDA Board approved these changes in the best interest of the LDA community and the property owner. By inclusion of the property in the Association, all property surrounding the lake will be subject to the same Bylaws requirements. The current Scenic Drive is not fully situated within our legal easement. The proposed new road will improve accessibility to the East Boat Ramp and will eliminate an estimated \$10,000 - \$12,000 in LDA expense to repair the current road. And of course, LDA exists to support our members. This change allows the Ewert family to fully enjoy their property. The Board of Directors believe all parties are well served by these proposed changes.