

From: Charles L. Koch <3ad@bellsouth.net>

To: 'Charles L. Koch' <3ad@bellsouth.net>

Subject: The Bristol Lakes/POA Court Case has been settled out of Court

Date: Tue, Jul 20, 2010 4:15 am

Attachments: BL-AGCC_Agreement001.pdf (9832K)

To All Bristol Lakes Homeowners on behalf of the Bristol Lakes Board:

The case has been settled and an agreement has been signed between the HOA and THE COUNTRY CLUB. The Court has accepted the agreement as of July 9th, 2010.

The settlement was a decision reached by your Board on behalf of its residents. It states that for a fee to be paid to the Country Club all residents of Bristol Lakes will be free and clear in perpetuity of all membership fees as long as the owner registers with the CLUB (the HOA will do this for current homeowners) and all homeowners who pay the fee and are up to date on any personal finances they may have with the COUNTRY CLUB will be eligible to receive a certificate confirming that they will pass clear title over to the next homeowner who will then have to register in the same way without membership cost. The clear title passes with the land forever and will be included as a document with future estoppels for you and your agents when the time arrives to sell your home. We will also place this information on our web-site (www.bristollakes.com) and market this fact to local/regional real-estate companies.

Yes....Bristol Lakes Homeowners technically become members of the CLUB.....as "bulk non-fee no obligation" titled members. A contentious decision but one that comes with no fees, assessments or obligations or use rights to Aberdeen Golf & Country Club to current and future homeowners in our community forever. Current members may elect to stay with the club and new residents may choose to join voluntarily but all of their home titles would be free and clear based on the parameters of the agreement. We are working to end mandatory membership effective Nov.30, 2010 with no more club fees except for those residents who elect to stay in the club.

In the minds of some there are no clear winners in this case but after 5 years we made a decision based on improving the value of our overall community and in keeping with our philosophy regarding what Mandatory Membership meant to us from the beginning. We regained control over the title and value of our properties and are not being encumbered by the COUNTY CLUB and its perceived financial drain. Our goal in filing the lawsuit was to rid Bristol Lakes of mandatory country club membership. We accomplished our goal. Although we are paying for our freedom, when compared to the perpetual benefits and the anticipated increase in our property values we believe the benefits far outweigh the cost per home. The fact that our community will be the only one in the West with perpetual optional country club membership is "priceless."

We will be scheduling a community meeting for the 165 households in Bristol Lakes to discuss the issues and next steps in early August. You will be notified by mail in the coming weeks about the date and signage will be posted in the community to raise awareness for attendance. It is important for you and your family that some one attend or respond by proxy and ballot. Your BOARD has worked diligently on this case for the benefit of the overall community and thanks you for your continued support.

I remain respectfully,

Charles Koch
President
Bristol Lakes Homeowners Association

PS: This letter and the agreement will be posted on the Bristol Lakes Web-Site for you and your neighbors who may not be on our neighborhood e-mail list. They will both be posted by the end of the week!