

Holly Lake Ranch Association
220 Holly Lodge Circle
Holly Lake Ranch, TX 75765

Land Sales Agreement

ASSOCIATION MEMBERSHIP AGREEMENT
GARBAGE COLLECTION AGREEMENT

(All Sections excluding Section 3)

(Use this form only when property is sold through private transaction or through a real estate company)

These agreements are made and entered into by the Holly Lake Ranch Association and the undersigned as Purchaser (which may also mean, "Owner") of the property as follows:

The surface estate in that certain Lot situated in the County of Wood, State of Texas, and More particularly described as Lot _____, Part ____ Section _____, Holly Lake Ranch, a Subdivision if Wood County, Texas.

ASSOCIATION MEMBERSHIP AGREEMENT

Upon purchase of a Lot within the Holly Lake Ranch Subdivision, and the acceptance of this application for membership, Purchaser becomes a member of the Holly Lake Ranch Association. Purchaser hereby agrees to pay the required monthly maintenance dues to the Association, currently \$144.76 per month, and fee of \$72.38 for each additional lot per month unless Grandfathered. Dues are paid on or before the 25th day of each month. Dues paid after close of business on the 25th of the month will incur a \$25.00 late fee. Purchaser also agrees to pay such other charges, fees or assessments, including late fees and any and all fees associated with collecting late or delinquent dues and fees, as may hereafter be incurred by Purchaser as a member of such Association. Such maintenance dues shall not be increased more than ten percent (10%) per annum. Purchaser grants to Holly Lake Ranch Association a lien on the above "described property" to secure payment of any assessed fees to the extent allowed by law.

The purpose of this dues is the promotion of the recreation, health, safety and welfare of owners of lots and for the construction, improvements, maintenance, and administration of streets, common properties, services, and facilities for the use and enjoyment of members of the Association. As a member of the Association, Purchaser agrees to abide by all the bylaws, rules and regulations now in effect or which may from time to time be established by the Association, and agrees to be fully responsible for the actions of Purchaser's guest and members of Purchaser's family using Association facilities. Purchaser understands that Association privileges can be suspended or revoked for deliberate violations or nonpayment of dues or other money owed to the Association.

GARBAGE COLLECTION AGREEMENT

By signing below, Purchaser agrees on the completion of any residential structure on the property, to be obligated to the Holly Lake Ranch Association for a monthly garbage pick-up fee, currently \$15.24 per month, to be paid at the same time and in addition to the monthly Association maintenance dues. This garbage pick-up fee is not contingent on actual use or need of services, but, is charged in relation to the presence of a structure on the lot. Purchaser grants to Holly Lake Ranch Association a lien on the above "described property" to secure payment of any assessed fees to the extent allowed by law.

MISCELLANEOUS

1. Merger Clause: This is the whole agreement between the parties and there are no other agreements.
2. Payment Clause: All sums payable under this agreement to Holly Lake Ranch Association are payable in Wood County, Texas, at the Association's address: 220 Holly Lodge Circle, Holly Lake Ranch, Texas 75765-7250 or such other addresses as may be designated in writing from time to time by the Holly Lake Ranch Association.
3. *This agreement is binding upon the parties hereto, their heirs, successors and assignees.*
4. A property maintenance fee of **\$144.76** per month is charged for renters or temporary members.
5. A property maintenance fee of **\$144.76** per month is charged for property owners.
6. A one-time membership fee of \$4000.00 is required for all new members, and a transfer fee of \$50.00 is required for all **existing members** for processing.

Signed this _____ day of _____ 20_____

Your Social Security # _____

Printed Name: _____

Signature of Buyer: _____

Printed Name: _____

Signature of Buyer: _____

D O B: _____ D O B: _____

Social Security # _____

Mailing Address: _____

Nearest Relative: _____
(Not living with you)

City: _____ ST: _____ Zip: _____

Address: _____

Home Telephone: _____

City: _____ ST: _____ Zip: _____

Email: _____

Telephone: _____

Cell Phone: _____

Email: _____