

# Governing Document Policy

Effective January 1, 2025

## Table of Contents

Overview: .....	1
Details:.....	2
Lazy River Board Schedule of Governance Activities: .....	2
1 <sup>st</sup> Governance Letter .....	3
2 <sup>nd</sup> Governance Letter .....	3
3 <sup>rd</sup> Governance Letter – 209 Letter.....	3
Variances .....	4
Questions? .....	4

## Overview:

Lazy River Club, Inc. is committed to providing services and guidance to the Lazy River Community. This is achieved by directing all property owners to follow the established Covenants, By-Laws, and other Governing Documents located on the HOA website: <https://lazyriverclubinc.com/>.

The Governing Documents are located on the HOA website on the HOA Documents Page. This policy is focused on the Covenants located via the button labeled **Covenants**.

Lazy River Club Inc  
Announcements Assessment Increase for 2025 Calendar HOA Documents Lazy River Club Inc Meeting Minutes New Resident Info Form

### HOA Documents



## Details:

Lazy River HOA covenants, also known as Covenants, Conditions, and Restrictions (CC&Rs), are legally binding rules that govern the rights and responsibilities of homeowners and their association. These rules are recorded with the state and are typically included in a document called the Declaration of Covenants, Conditions, and Restrictions.

It is the responsibility of all property owners to ensure properties in the Lazy River Subdivision are developed and maintained in accordance with the Governing Documents. These documents are filed with the Austin County Courthouse and applicable to all lots in the community.

Governance by Lazy River Club, Inc. is provided by monthly review of properties and sending notification letters to property owners when an item requires attention. The monthly review is a visual drive by at the street level. Board members will not enter onto owned property without approval by the property owner.

Property owners have a right to discuss Governance letters with the Board. The Board can vote to accept variances dependent on conversations with the property owner.

Property owners who receive Governance letters will not be allowed access to community areas including the community pool until the issue identified is resolved or a variance is agreed by the Board.

## Lazy River Board Schedule of Governance Activities:

<b>Timing</b>	<b>Activity</b>	<b>Task Owner</b>
1 <sup>st</sup> week of each month	Visual review of properties from street level	Deed Restriction Committee
By End of 1st week of each month	Review details provided to Board Secretary	Deed Restriction Committee
2 <sup>nd</sup> week of each month	Board Secretary reviews property reports and prepares Governance letters. Tracking workbook updated to determine the 1 <sup>st</sup> , 2 <sup>nd</sup> , or 3 <sup>rd</sup> Governance letter to create.	Board Secretary
3 <sup>rd</sup> week of each month	Board reviews Governance letters in Executive session	Lazy River Board
3 <sup>rd</sup> week of each month	Governance letters sent to property owners	Board Secretary

## 1<sup>st</sup> Governance Letter

The first Governance letter is to advise the property owner that something on their property is not aligned with the Covenants and request resolution. The property owner is requested to action the item within 30 days. This letter is a friendly letter to the property owner that identifies the issue and requests the property owner resolve the issue.

Here is an example of a common reason to receive a Governance letter - grass and weeds exceeding 12” either on the property or in ditches. In this example, the property owner has a few options.

- a) Mow the property and ditch. If the property owner actions the item within 30 days, no response is needed. The action taken by the property owner will be noted in the next review of the neighborhood.

Or

- b) Contact the Board. If the property owner is not able to action the issue, the property owner should contact the Board and explain why more than 30 days is needed to resolve the issue. A few reasons could be that the property owner’s mowing equipment needs repair, or they are working out of town or on vacation and will not be able to mow until they return. The Board will record the expected date to resolve the issue provided by the property owner. The property owner will not receive further communication unless the issue remains after the resolve by date.

## 2<sup>nd</sup> Governance Letter

The second Governance letter is sent when the issue remains unresolved after 30 days. This letter informs the property owner that the issue identified remains unresolved after 30 days and the property owner did not communicate with the Board after receiving the first letter.

This letter states the property owner needs to contact the Board to discuss ways to resolve the issue, request a variance, or provide a date when the issue will be resolved.

The Board will record the expected date to resolve the issue(s) provided by the property owner. The property owner will not receive further communication unless the issue remains after the resolve by date.

## 3<sup>rd</sup> Governance Letter – 209 Letter

The third Governance letter is sent when the issue remains unresolved after 60 days and the property owner has not communicated with the Board. If the property owner does not communicate with the Board, the issue may be presented to an attorney for resolution.

<b>1<sup>st</sup> Governance Letter</b>	<b>2<sup>nd</sup> Governance Letter</b>	<b>3<sup>rd</sup> Governance Letter – 209 Demand Letter</b>
Initial Notification	+ 30 days	+ 60 days
USPS Mail	USPS Mail	Certified Return Receipt Mail

## Variations

Lazy River Club, Inc. Board can issue a written variance when the property owner communicates with the Board. The guidelines for variance include treating all property owners the same, analyzing the impact of the variance request, etc. The Board will vote on all variance requests. A variance is usually temporary in nature and after the determined resolve by date the variance will expire.

For example, if a property owner experiences damage to their home after a hurricane or freeze and needs to live in a camper on site while repairs are in progress. The property owner can attend a monthly HOA meeting, email the Board at [lazyriverboard@gmail.com](mailto:lazyriverboard@gmail.com), or call or text 979-398-1395. The Board will discuss and determine the length of variance when reviewing conversations with the property owner. A variance document will be added to the property owners' file and the resolve by date recorded. The property owner will not receive further communication from the Board unless the issue is not resolved by the date provided by the property owner.

## Questions?

Contact Lazy River Club Inc with any questions regarding this policy.

email: [lazy.river.board@gmail.com](mailto:lazy.river.board@gmail.com)

call or text: 979-398-1395

Monthly Board Meeting that occurs on the 3<sup>rd</sup> Monday of each month (except December)