

RULES OF ORDER

LAZY BEND BULKHEAD COMMITTEE
OF
LAZY BEND SUBDIVISION
as amended July 30, 1993

PREAMBLE

A standing committee of the Lazy Bend Executive Committee to create and carry out a uniform plan for the maintenance and repair of bulkheads and canals.

ARTICLE 1 - PURPOSE

This document sets forth the policies and procedures of the Lazy Bend Bulkhead Committee (herein after called Bulkhead Committee) and defines its duties as a standing committee of the Lazy Bend Executive Committee (herein after called LBEC).

Those rules of order shall be as authorized by the *AMENDMENT, MODIFICATION AND RESTATEMENT OF COVENANTS AND RESTRICTIONS OF LAZY BEND SUBDIVISION* as recorded in Galveston County on July 20, 1985 and further amended as recorded in Galveston County, Texas on July 15, 1993, and the *LBEC RULES OF ORDER*, latest edition. In the event of conflict with this document, the *COVENANTS AND RESTRICTIONS* or *LBEC RULES OF ORDER* take precedence.

ARTICLE 2 - MEMBERSHIP

The Bulkhead Committee shall be composed of a chairman appointed by the LBEC and at least two other members approved by the LBEC.

ARTICLE 3 - DUTIES AND RESPONSIBILITIES

The Bulkhead Committee shall perform the following functions:

1. Prepare policies regulating bulkhead and drainage reimbursements for approval by the LBEC.
2. Review and approve plans and specifications for bulkhead repair to be submitted prior to starting the work.
3. Inspect the work performed and certify the items qualified for reimbursement.
4. Submit approved claims for reimbursements to the LBEC for payment.

ARTICLE 4 - BULKHEAD AND DRAINAGE SPECIFICATIONS and
REIMBURSEMENT POLICY

Property owners shall submit their plans and specifications with prices to the Bulkhead Committee *PRIOR* to starting work in order to qualify for reimbursement.

Lazy Bend Association shall only participate in expenses which are deemed reasonable and customary. In the event costs or construction are questioned, the Bulkhead Committee may request the property owner to submit additional quotes.

Lazy Bend Association shall participate in the expense only if the bulkhead is raised 36" or more, however, the Lazy Bend Association will not participate in that portion of the cost to raise the bulkhead above 36". Pilings which are greater than 25' in length will be reimbursed at the rate for 25' pilings.

Contractors used for bulkhead repairs should separately list on estimates and billings:

- 1) The length and cost of pilings.
- 2) The length and cost of auger-type tie backs.
- 3) The size and cost of treated planks and the height of raising.
- 4) Where a set-in from the original canal line is involved, the contractor shall provide an estimate of the number of tied-back pilings and planks that would have been required to repair the length of the set-in at the original canal line.

BULKHEAD SPECIFICATIONS:

<u>Pilings:</u>	Minimum diameter	7 inches
	Minimum length	25 feet
	All treated to meet U.S. Coast Guard Standards	

<u>Tie Backs:</u>	Minimum rod	3/4 inch diameter
	Minimum length rod	20 feet
	Material	Steel - Hot dipped galvanized. All welds to be cleaned and coated with rust resistant coating.
	Minimum Auger size	8" hot dipped galvanized

Bulkhead Planking:

Material	Pine treated to U.S. Coast Guard Standards
Minimum size	2 inches x 8 inches

Pile Spacing: New Construction 5 feet
Repairs to existing bulkhead: Piling as needed
to support bulkhead in the original condition.

No reimbursement will be made for land grading, docks, walks, backfill, or items not directly in support of the bulkheads. No reimbursement will be made for the extra cost of a set-in boat slip.

The Bulkhead Committee may recommend bulkhead repairs to the LBEC at any time repairs appear necessary and especially if a collapse appears imminent. In the event the property owner does not take timely action, the LBEC shall contract the work to be performed and bill the owner for his share of the cost.

DRAINAGE SPECIFICATION:

Material: Schedule 10 PVC or equal

Size: 4 inches

System of catch basins with drainpipe and stub-ups to receive gutter drains in order to pipe rainwater runoff through bulkheads into canals. Note: Land should be graded to drain rainfall away from bulkheads to resist erosion of earth behind bulkheads and movement of silt into canals. Where feasible, catch basins should be arranged to drain water from street.

ARTICLE 5 - MEETINGS AND REPORTS

All meetings of the Bulkhead Committee will be as required to perform its functions. At least two members of the Bulkhead Committee shall review and approve all claims submitted for reimbursements. Approval shall be indicated by initialling the approved items on the claim. For all other functions of the Bulkhead Committee the review and approval of one member is required.

A log of all activities including approval of plans, receipt of bills, decisions and inquiries shall be maintained by the chairman of the Bulkhead Committee. Activities shall be reported at the regular meetings of the LBEC upon request.

ARTICLE 6 - EXPENDITURES

The Bulkhead Committee is not authorized to make any expenditures without the expressed consent of the LBEC.

ARTICLE 7 - CHANGES IN RULES OF ORDER

These Rules of Order may be altered, amended or changed by a majority vote of 51% of those present at a public meeting having a quorum of 25% of the property owners of Lazy Bend Subdivision. Any changes shall be sent to all Property Owners of record in Lazy Bend Subdivision.

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