

RECREATION MEMBERSHIP AGREEMENT

CROOKED TREE ESTATES RESIDENTS WITH FAIRWAYS OF CROOKED TREE HOMEOWNERS ASSOCIATION

WHEREBY, the Fairways of Crooked Tree Homeowners Association and those residents of Crooked Tree Estates and residents of Fairways of Crooked Tree do hereby enter into the following Agreement regarding membership and use of recreational facilities;

- I. The existing residents of Crooked Tree Estates as of January 1, 1997, and the purchasers of homes newly constructed or completed in Crooked Tree Estates after January 1, 1997, shall be considered founding members hereinafter referred to as "Class C Members" with the following rights and obligations:
- A. Membership and use of recreational facilities upon payment of fees initially set at One Hundred Eighty Dollars (\$180.00) per year which shall be fixed for a period of three (3) years not to be increased in an amount greater than ten percent (10%) per year without a vote of the Fairways of Crooked Tree Homeowners Association. Annual fees shall be due January 1st of each year, subject to late penalty if received after April 30th. If the annual fee is not received by May 31st of each year, "Class C Members" shall have membership automatically revoked.
 - B. All "Class C Members" shall have equal voting rights with the residents of the Fairways of Crooked Tree pertaining to recreational facilities.
 - C. "Class C Members" shall be subject to special assessments for capital improvements voted by the Association and special assessments for repair and replacement of existing or provided improvements without a vote. Failure to timely pay special assessments shall subject "Class C Members" to revocation of membership.
 - D. "Class C Members" that have had their membership revoked by failure to pay annual fees when due or special assessments when due cannot have their "Class C Membership" reinstated.
 - E. Those "Class C Members" in good standing shall have the right to transfer their membership to purchasers of their property.
 - F. "Class C Members" who have had their "Class C Membership" revoked and residents of Crooked Tree Estates who elected not to become "Class C Members" will be considered non-residents. Annual membership for non-residents may be available as prescribed by rules promulgated by the Fairways of Crooked Tree Homeowners Association. Fees for these members, who will have no voting rights nor be subject to any special assessment, will be set at a minimum of 120% of the residents and "Class C Membership" fees.

Fairways of Crooked Tree Homeowners Association
RNJC, INC., Trustee


Rex Mullen, President

Date 5/1/97


Recreation Member

Date 4.26.97

Address 5254 Bentwood

Lot # 50

5/1 '97 Rec fee pd in full CK# 1181 