

# LakAERO Vista Corporation (LVC) Rules

The LakAERO Vista Corporation (LVC) owns, operates, and manages a private airport, boat ramp and park as described in the LakAero Vista Corporation bylaws accepted by the Texas Secretary of State on 04/12/1967 and previously amended to their current version on 03/02/2005. The rules set forth are established by the Board of Directors and serve as directives but do not supersede the organizing articles of incorporation or by-laws.

The LakAERO Vista Corporation (LVC) airport is an unmonitored, unattended, unimproved, no facilities, private airstrip for members and their invited guests only. The following rules apply:

1. All applicable Federal Aviation Administration Regulations as outlined in the current FAR/AIM must be complied with.
2. Airport Information:
  - a. Common Traffic Advisory Frequency is 122.85
  - b. Runways 13/31- 3400' x 100' grass
  - c. Airport Elevation-165' MSL
  - d. Traffic Pattern Altitude- 800 AGL/ 1000 MSL
  - e. RW13 Right Traffic, RW31 left traffic
  - f. Night operations shall be kept to a minimum
3. Only aircraft, runway maintenance vehicles conducting routine operations and UTV's/Golf Carts are allowed on the runway. Passenger sized vehicles are not permitted on any LVC Runway or taxiway designated for aircraft operation.
4. Restricted category Commercial operations defined under 14 CFR 91.313 including agricultural spraying, are not authorized and any use of runway is strictly prohibited. Commercial businesses in furtherance of aviation including A&P and flight instruction ARE authorized, so long as they pose no undue hazard to the safety of LVC pilots, guests, or other personnel or aircraft and property. This rule is intended to prohibit commercial businesses with no aviation affiliation from obtaining LVC airfield and associated easement access.
5. Preventing turf runway damage is the responsibility of all members and guests. Pilots will limit operations during wet runway conditions.
6. Personal Safety: Aircraft always have right-of-way. Pedestrians on the airstrip will use caution and be alert for low flying or taxiing aircraft. Children are not be allowed to play on the airfield and must be accompanied by an adult if on LVC property.
7. Hazardous conditions and operations, or non-compliance with these directives may be reported to the LVC Board of directors in writing. Reports should include date/time/aircraft number, if applicable.

The Board of Directors will implement a consequence system to handle infractions consisting of the following:

1. Verbal Warning from a Board Member to offender
2. Written Notice of infraction, and will be used as evidence to establish a chain of infractions for future use, if necessary.
3. Revocation of LVC privileges
4. Notification of local authorities for trespassing on LVC Property
8. Any pilot may petition the board to remove any tree. If the board determines it to be a safety hazard, it will be removed. LVC Association is responsible for upkeep of trees on LVC property.
9. Property owners may plant new trees within their property lines to be no closer than 100' from runway centerline. Any owner planting new trees should be aware of associated easements that may be established, and pay special attention to rule #8.
10. Hard surfaced pads at grade within owner property owner lines are permitted. Property owners should be aware of associated easements that may be established. No permanent structures may exist above grade on LVC property.
11. Sprinkler systems below grade will be permitted. Property owners should be aware of associated easements that may be established.
12. Airshow smoke system usage is requested to be used at altitudes above 500'.
13. Low Approach/Inspection passes are at pilot discretion and shall be kept to a minimum as safely required.
14. Operations arriving to, on, or departing from LVC property without insurance waive their rights to damages or claims and will be fully held liable for damages incurred on association property. Uninsured operators hold LVC, property owners in good standing, and their guests harmless in the event of an incident/accident. Agreement to this term is compulsory when utilizing LVC owned/operated facilities.

**Non-compliance with these rules will result in a warning. After which, action may be taken to terminate airstrip and additional LVC privileges.**

**The LakaERO Vista Corporation (LVC) Boat Ramp is an unmonitored, unattended, unimproved, no facilities, private boat ramp for members and their invited guests only. The following rules apply:**

**The LakaERO Vista Corporation (LVC) Community Park is an unmonitored, unattended, park with limited facilities for members and their invited guests only. The following rules apply:**

**Lake Vista Airport Corporation**  
P. O. Box 59 • Sandia, Texas 78383

RESOLUTION

The board of directors of the Lake Vista Airport Corporation  
concurs with the resolution of the L.V.C.I.A. dated 6-27-91.

Robert E. Walden  
Connie F. Dowell

Harold E. Baylors  
Shelly M. H. P.  
O. Hargis

June 27, 1991

Lake Vista Community Improvement Association

P.O. Box 59 - Sandia, Tex 78383  
Monthly Board Meeting of Directors

January 12 1991

Meeting was called to order at 2:00 PM.

Minutes of December meeting were read and accepted.

Board members and positions:

President	Harold Baugher	<u>present</u>
Vice President	Louis Cockerhman	<u>present</u>
Treasure	Connie Dowell	<u>present</u>
Secretary	Ollie Hargrove	<u>present</u>

Board Members:

Dorthy Rosebush	<u>present</u>
Walter McNeil	<u>present</u>
Robert Waldrop	<u>present</u>

Association members present were:

Mary Barr and Joan Baugher.

The meeting was held at the home of Hank and Joan Baugher.

Visitors present were: none

Treasure report:

Balance 1-12-91	\$22,669.79
Income	643.55
Expenses	<u>6,064.74</u>
Balance 11-10-90	\$17,248.60

Income ----	Members	540.00
	Interest	<u>103.55</u>
		643.55

Old Business: Note to State Bank was paid off (truck). The insurance needs for this vehicle will be evaluated and adjusted. (drop collision & comp)

A list of new members was presented and accepted. Motion by C Dowell, second by R Waldrop.

Total membership - 650 628 regular 22 associate.

Discussion:

Louis Cockerham has invited the operator of Youngs water well service to the February meeting to discuss ongoing problems and rates.

A second hand chain saw was purchased, as the old one failed shortly after being repaired.

48

*Lake Vista Community Improvement Association*

P.O. BOX 59 • SANDIA, TEXAS 78383

SATURDAY, MAY 9, 1981

1. Whereas, the airfield located in the Arrowhead Subdivision of Live Oak County, near Lagarto, Texas is wholly owned by the Lake Vista Community Improvement Association, P.O. Box 59, Sandia, Texas 78383.
2. Whereas, the Lake Vista Community Improvement Association, hereafter to be referred to as LVCIA, performs maintenance and maintains liability insurance for this airstrip which is paid for by all Association members, whether or not a particular member uses the airstrip.
3. Whereas, uncontrolled use of the airstrip by persons who are not members of the Association and who have no formal or informal invitation by paid Association members to use the airstrip, have caused excessive use and deterioration of the sod runway.
4. Whereas, the LVCIA does not have the money, means or equipment to maintain this airstrip for extensive public and commercial use.
5. Whereas, the original Charter #169252, State of Texas, dated October 10, 1960, does not designate this airport for commercial use.
6. Whereas, Mr. Victor Teach did appear before the LVCIA Board of Directors at a regular meeting at which he stated before all present that he is an aircraft mechanic. That he makes a regular practice of inviting certain people by telephone appointment, who are not members to land at the Arrowhead airport for the purpose of allowing him to repair their aircraft. He further stated that such landings were of a frequency of 5 to 10 landings and take offs per week and that he maintained full liability for damage to the airstrip or any property resulting from this practice. Mr. Teach's statements were accepted by those present as truthful and reasonably accurate.
7. Whereas, this board has been advised by counsel (see attachment Schneider & McWilliams, May 4, 1981) that a change in status of the Arrowhead Airport to a privately owned airstrip would not adversely affect Mr. Teach's activity as aircraft mechanic. This board is acting on faith as to the veracity of Mr. Teach's statement of modus operandi.
8. Whereas, the LVCIA Board of Directors will instruct Mr. Merle Cox, presently designated Airport Manager, to immediately inform all offices and agencies of the Federal Aviation Authority and Texas Aeronautics Board, to change the listing of the Arrowhead Airport to "private and land at your own risk" status.
9. Whereas, no person has a vested interest so as to use this airstrip for any purpose inconsistent with the best interest of the paid members of the Lake Vista Community Improvement Association. This includes any activities which may require initiation of legal action or legal defense concerning matters which are ultimately ruled in favor of LVCIA in a court of law. It is further resolved that should such activity take place, it would immediately be declared a nuisance to the Association and removed by legal action if necessary.

LAKE VISTA COMMUNITY IMPROVEMENT ASSOCIATION

undersigned by BOARD OF DIRECTORS present.

*[Handwritten signatures: Ramon, Eric, and others]*

*[Handwritten signatures: J. McArthur, Bill, and others]*

(ART HENDREN CONSULTED IN WRITING)  
~~RED GRASS CO. FIELD RECTOR~~





*Lake Vista Community Improvement Association*

P.O. BOX 59 • SANDIA, TEXAS 78383

Sept. 15, 1978

Meeting of Board of Directors

Called to order by Pres. McMinn

Roll Call: Quorum present.

Minutes of previous meeting read and approved.

Treasurer's report read and approved.

Committee reports read and approved.

Old Business:

Secretary reported encroachment on Association boat ramp by Greer Rlty. Had been resolved. Attorney Bill Hardwick has agreed to persue encroachment of Ronald Goodwin on Association parking lot. Bill DuPont has agreed to make a legal survey for Association.

Moved seconded, carried to hire bull dozer to rework Sanitary land fill.

New Business:

Secretary reported receipt of documents necessary to transfer ownership of all assets of Lake Vista Airport Corporation to the Lake Vista Community Improvement Association, from John W. Pennington.

Moved, seconded, carried to accept Airport Corporation Documents and to perpetuate Lake Vista Airport Corporation.

Moved, seconded, carried that all Directors and Officers of Lake Vista Community Improvement Association shall be the same Directors and Officers of the Lake Vista Airport Corporation.

Moved, seconded, carried that all notices, meeting, minutes and elections of Lake Vista Community Improvement Association be sufficient and in Lieu of same for Lake Vista Airport Corp.

# Lake Vista Community Improvement Association

P. O. BOX 59 • SANDIA, TEXAS 78383

Moved, seconded, carried to accept offer of Marion White to install Runway Lights and a N.D.B. approach system on our Airport, at no cost to the Association, provided that no training flights be conducted using these facilities.

M. D. Cox

Secretary



1777     But no resolution as there are no signatures and it might also be By Law.

# Lake Vista Community Improvement Association

P. O. BOX 59 • SANDIA, TEXAS 78383

Some ingredients for use in drafting a resolution of the Board of Directors re. airport use.

1. Lake Vista Airport Corporation is wholly owned by Lake Vista Community Improvement Association in a residential subdivision.
2. Airport primarily for personal use of privately owned aircraft of property owners in Lake Vista, who are members in good standing of Lake Vista Community Improvement Association.
3. "Airport" means all land 145.765' either side of the center line of the runway, this being a 100' runway, 3600' long with 95.765' apron on either side.
4. Apron means parking apron between runway and private property line. Association retains sole control of apron except that temporary easement may be granted to adjacent property owner for parking his own aircraft. Permanent easement will be granted after completion of residence or hanger, meeting requirements of the architectural control covenants of the deed restrictions.
  - (A). Apron easement will be for width equal to adjoining property.
  - (B). Not transferable for use or parking by other than property owner holding easement.
  - (C). Deviation from "B" may be granted in writing by Board of Directors but must be reviewed annually.
5. No glider, hang glider, hot air balloon, experimental aircraft or any other than normal category aircraft may operate to or from Arrowhead airport, except that home built aircraft holding proper federal aviation agency inspection and certification will be considered for permit on a case by case basis by the Board of Directors.
6. Permits must be obtained for all aircraft operated, based, stored or tied down on Lake Vista airport except transient aircraft. Transient aircraft shall be considered those aircraft arriving for fuel, maintenance, or by invitation of a member in good standing of Lake Vista Community Improvement Association. Transient aircraft may remain no longer than fourteen (14) days unless a permit is obtained.



RESOLUTION OF BOARD OF DIRECTORS OF LAKE VISTA COMMUNITY  
IMPROVEMENT ASSOCIATION

Whereas, John and Carolyn Donaldson obtained a final judgment against the Lake Vista Community Improvement Association and various individual Defendants in the state district court of Live Oak County, Texas; and

Whereas, the Lake Vista Community Improvement Association, proposed a Plan of Reorganization seeking to settle all matters of arising out of the litigation involving John and Carolyn Donaldson and in the Estate of Texan Aircraft Exchange, Inc.; and

Whereas, on or about August 3, 1993, oral approval of the proposed Plan was made by the announcement of the withdrawal of the Donaldson Group to its stated objections to the Plan, such final approval depending upon the obtaining and resolution of issues in the Texan Aircraft Exchange, Inc. bankruptcy and John Donaldson bankruptcy authorizing their agreement to the settlement and compromise; and

Whereas, the individual Defendants in the Donaldson litigation have reached an agreement with the Donaldson Group to settle and enter into a settlement agreement with them and in connection therewith seek a release of all claims; and

Whereas, a vacancy presently exists in the office of President of the Lake Vista Community Improvement Association:

THEREFORE, BE IT RESOLVED THAT MR. BURTON COOPER, VICE PRESIDENT OF LAKE VISTA COMMUNITY IMPROVEMENT ASSOCIATION, PURSUANT TO THE POWERS DELEGATED TO HIM IN THE BYLAWS OF THE ASSOCIATION IS HEREBY AUTHORIZED, EMPOWERED AND APPROVED AS SIGNATOR ON BEHALF OF THE LAKE VISTA COMMUNITY IMPROVEMENT ASSOCIATION OF SUCH DOCUMENTS AS DEEMED NECESSARY IN ORDER TO SETTLE THE LITIGATION, INCLUDING BUT NOT LIMITED TO SETTLEMENT AGREEMENTS, JOINDER IN MOTIONS TO DISMISS, PLANS OR AMENDMENTS THERETO AND SUCH OTHER DOCUMENTS AS NECESSARY IN ORDER TO FINALIZE THE SETTLEMENT.

Richard Blumberg  
Director

Doraine Moore  
Director

Joan Baughin  
Director

Samuel W. Ellison  
Director

Burton Cooper  
Director

Charles B. Tread  
Director

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

Dated as of MAY 28, 1994.



**DRAFT**

July 26, 2010

Ref: Property price increase  
Effective October 1, 2010

Dear LVC Member/Airstrip Property Owner:

Our members were first notified that LVC was offering to sell partials of property along the airstrip, adjacent to their property, in the fall of 2008. We have had a number of members take advantage of adding an additional 20% to their property, at less than 2% of the current market value, on Gallant Fox, and 40% more to their lots, at less than 6%, on Ranger Dr. We indicated in the original notification letter that we would hold that price through 2009.

The Board of Directors authorized a price increase at the July 24, 2010 meeting. The new price will be \*\*\*\* for Gallant Fox and \*\*\*\*\* for Ranger Dr. property. In order to take advantage of the current price, LVC must receive the cost of the deed, as well as the full purchase price of the property, no later than September 30, 2010. If you already have your unsigned deed, the purchase price must be received by that date to avoid the increase.

If you have any questions, please contact me or any Board member.

On Behalf of the Board:

Mike Purdy, Chairman

DRAFT

July 26, 2010

Re: Property price increase  
Effective October 1, 2010

Dear LVC Member/Association Property Owner:

Our members were first notified that LVC was offering to sell parcels of property along the airstrip, adjacent to their property, in the fall of 2008. We have had a number of members take advantage of adding an additional 20% to their property, at less than 2% of the current market value, on Gallant Fox, and 40% more to their lot, at less than 6%, on Ranger Dr. We indicated in the original notification letter that we would hold that price through 2009.

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If you have any questions, please contact me or any Board member.

On Behalf of the Board:

Mike Purdy, Chairman



**DRAFT**

**RESOLUTION FOR LAKE VISTA AIRPORT CORPORATION**

**SUBJECT:**

1. Authorizing the By-Laws of LakAero Vista Corporation, hereafter referred to as LVC, and previously known as Lake Vista Community Improvement Association, Inc. (LVCIA), to supersede the By-Laws of Lake Vista Airport Corporation.
2. Authorizing and reaffirming that the Board Members of LVC are the Board Members for Lake Vista Airport Corporation.
3. As Board Members of Lake Vista Airport Corporation, the Board will have the same duties and responsibilities as they have for LVC.

WHEREAS, on August 14, 1978, John M. Pennington, Trustee for Lake Vista Airport Corporation, did issue to Lake Vista Community Improvement Association, Inc., now known as LakAero Vista Corporation, One Thousand (1,000) fully paid and non-assessable shares of Lake Vista Airport Corporation. And as of this date, it appears that the Board Members of LVC were also the Board Members of the Lake Vista Airport Corporation.

WHEREAS with this transfer of shares, LVC became the sole owner and operator of Lake Vista Airport Corporation with all rights and authority as prescribed for a corporation organized under the laws of the State of Texas.

THEREFORE, the LVC By-Laws shall supersede the Lake Vista Airport Corporation By-Laws, dated October 15, 1960.

THEREFORE, this Resolution authorizes and reaffirms the Board Members and Officers of LVC, along with their prescribed duties and responsibilities, are also the Board Members and Officers of the Lake Vista Airport Corporation. This includes the President's or Vice-President's authority, as directed in Article V, Section 6, Paragraph 2 of the LVC By-Laws: The President or any Vice-President shall execute deeds, contracts, bonds, mortgages and other instruments requiring a seal, in the name of the Corporation except in cases where the signing and execution thereof shall be expressly delegated by the majority of the Directors by these By-Laws or by statute to some other Director, Officer or agent of the Corporation; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Officers from time to time.

THEREFORE, any meetings, resolutions, or other business of LVC shall fulfill the same obligations for the Lake Vista Airport Corporation as dictated by the LVC By-Laws.

DRAFT

This RESOLUTION has been agreed upon and passed by the LVC Board of Directors on April 24, 2010. And in good faith, we affix our signatures.

SUBJECT:

1. Authorizing the By-Laws of Lake Vista Airport Corporation, hereafter referred to as LVC, and previously known as Lake Vista Community Improvement Association, Inc. (LVCIA), to supersede the By-Laws of Lake Vista Airport Corporation.

**Michael Purdy, Chairman/President**

2. Authorizing and reaffirming that the Board Members of LVC are the Board Members for Lake Vista Airport Corporation.

3. As Board Members of Lake Vista Airport Corporation, the Board will have the same duties and responsibilities as they

**Pam Bartley, Co-Chairman/Vice President**

WHEREAS, on August 14, 1978, John M. Tennington, Trustee for Lake Vista Airport Corporation, did issue to Lake Vista Community Improvement Association, Inc., now known as Lake Vista Airport Corporation, One Thousand (1,000) shares of the

**Elizabeth Ellis, Secretary**

assessable shares of Lake Vista Airport Corporation. And as of this date, it appears that the Board Members of LVC were also the Board Members of the Lake Vista Airport Corporation.

**Mollie Barton, Board Member**

WHEREAS with this transfer of shares, LVC became the sole owner and operator of Lake Vista Airport Corporation with all rights and authority as prescribed for a corporation organized under the laws of the State of Texas.

**James Smith, Board Member**

THEREFORE, the LVC By-Laws shall supersede the Lake Vista Airport Corporation By-Laws, dated October 15, 1980.

THEREFORE, this Resolution authorizes and reaffirms the Board Members and Officers of LVC, along with their prescribed duties and responsibilities, are also the Board Members and Officers of the Lake Vista Airport Corporation. This includes the President's or Vice-President's authority, as directed in Article V, Section 6, Paragraph 2 of the LVC By-Laws: The President or any Vice-President shall execute deeds, contracts, bonds, mortgages and other instruments requiring a seal, in the name of the Corporation except in cases where the signing and execution thereof shall be expressly delegated by the majority of the Directors by these By-Laws or by statute to some other Director, Officer or agent of the Corporation; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Officers from time to time.

THEREFORE, any meetings, resolutions, or other business of LVC shall fulfill the same obligations for the Lake Vista Airport Corporation as dictated by the LVC By-Laws.

*Lake Vista Community Improvement Association*

P. O. BOX 59 • SANDIA, TEXAS 78383

Sept. 15, 1978

Meeting of Board of Directors

Called to order by Pres. McMin

Roll Call: Quorum present.

Minutes of previous meeting read and approved.

Treasurer's report read and approved.

Committee reports read and approved.

Old Business:

Secretary reported encroachment on Association boat ramp by Greer Rlty. Had been resolved. Attorney Bill Hardwick has agreed to persue encroachment of Ronald Goodwin on Association parking lot. Bill DuPont has agreed to make a legal survey for Association.

Moved seconded, carried to hire bull dozer to rework Sanitary land fill.

New Business:

Secretary reported receipt of documents necessary to transfer ownership of all assets of Lake Vista Airport Corporation to the Lake Vista Community Improvement Association, from John W. Pennington.

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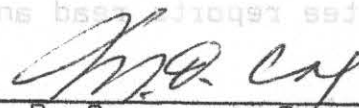
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# Lake Vista Community Improvement Association

P. O. BOX 59 • SANDIA, TEXAS 78383

Moved, seconded, carried to accept offer of Marion White to install Runway Lights and a N.D.B. approach system on our Airport, at no cost to the Association, provided that no training flights be conducted using these facilities.

  
M. D. Cox Secretary

# Texas Secretary of State

## Hope Andrade

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### BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

**Filing Number:** 16925200      **Entity Type:** Domestic For-Profit Corporation  
**Original Date of Filing:** October 13, 1960      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 17415019235      **FEIN:**  
**Duration:** Perpetual  
**Name:** LAKE VISTA AIRPORT CORPORATION  
**Address:** 520 RANGER DR  
SANDIA, TX 78383-4054 USA

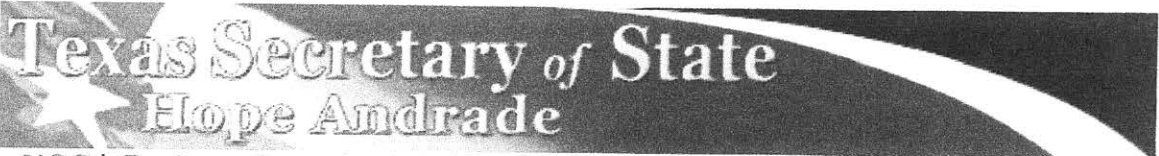
<u>REGISTERED</u> <u>AGENT</u>	<u>FILING</u> <u>HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED</u> <u>NAMES</u>	<u>ASSOCIATED</u> <u>ENTITIES</u>
Last Update	Name	Title	Address		
August 21, 2007	ELIZABETH ELLIS	Director	162 VISTA DR SANDIA, TX 78383 USA		
August 21, 2007	PAMELA R BARTLEY	Director	PO BOX 1554 ORANGE GROVE, TX 78372 USA		
August 21, 2007	PAMELA R BARTLEY	VICE CHAIR	PO BOX 1554 ORANGE GROVE, TX 78372 USA		
August 21, 2007	DAVID SNAPKA	Director	282 S VISTA DR SANDIA, TX 78383 USA		
August 21, 2007	MICHAEL PURDY	Director	576 RANGER DR SANDIA, TX 78383 USA		
August 21, 2007	MICHAEL PURDY	PRESIDENT	576 RANGER DR SANDIA, TX 78383 USA		
August 21, 2007	MOLLIE BARTON	Director	147 GALLANT FOX SANDIA, TX 78383 USA		
August 21, 2007	MOLLIE BARTON	SECRETARY	147 GALLANT FOX SANDIA, TX 78383 USA		

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**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 16925200      **Entity Type:** Domestic For-Profit Corporation  
**Original Date of Filing:** October 13, 1960      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 17415019235      **FEIN:**  
**Duration:** Perpetual  
**Name:** LAKE VISTA AIRPORT CORPORATION  
**Address:** 520 RANGER DR  
SANDIA, TX 78383-4054 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>
<b>Name</b>	<b>Address</b>		<b>Inactive Date</b>		
Michael A Purdy	520 Ranger Dr. Sandia, TX 78383 USA				

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and purposes thereof at least ten days prior to the convening thereof. Or such special meetings may be held at any time by unanimous consent of the stockholders.

#### ARTICLE X

At all meetings of the stockholders, regular or special, a majority of the stock shall constitute a quorum, except as otherwise prescribed by statute or the charter of the corporation. At such meetings a majority of a quorum may decide any question coming before the meeting, except as otherwise prescribed by statute or the charter of the corporation.

#### ARTICLE XI

At any stockholders' meetings each holder of stock shall be entitled to one vote for each share of stock held by him, except as otherwise provided by the charter of the corporation or by statute. Each stockholder may vote either in person or by written proxy executed within two months of the meeting and acknowledged by him in the manner required for the recordation of deeds.

#### ARTICLE XII

No conveyance, mortgage or lease of real or personal property executed pursuant to authority given by the Board of Directors shall be valid unless signed by the President or one of the Vice-Presidents, sealed with the seal of the corporation and attested by the Secretary or Assistant Secretary of the corporation. The President and Secretary may execute conveyances, mortgages, releases of real or personal property without the authority of the Board of Directors.

#### ARTICLE XIII

Stock of the corporation may be transferred only upon the books of the corporation and upon the surrender of all outstanding certificates for such stock endorsed by the record holder to the transferee and further only in accordance with a "Buy and Sell Agreement" entered into by the stockholders.



547.7447

**LakAero Vista (LVC)**  
520 Ranger Dr + Sandia, TX 78383  
"Where Aviation and Water Sports Meet"

September 1, 2009

Ref: Property Sale Update/Reminder

Dear Airstrip Property Owner:

As of this writing, we have sold 39 parcels of airstrip property to 17 property owners. The procedure has gone extremely smooth, without any hitches. We did learn that if you own multiple non-adjacent lots there is only one charge of \$125 for the deed; the properties are listed as parcels 1, 2, etc. on the same deed. The filing fee is \$24 for the three page document, and a survey is not required.

By purchasing this land, you are increasing the value of your property as well as supporting LVC as an organization not just an airstrip. The monies will be used to improve our properties and to enhance the community that we chose to live in and invest in.

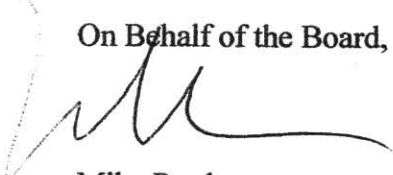
I would like to remind you, as indicated in the original letter and the Mid-Year Update, that the price is only good for "09". The Board has decided to raise the price effective Jan 1, 2010, but the new price has not yet been set.

Also, you may recall that based on a survey done by Gerry Tobin in 2004 the adjacent property owners were permitted to use LVC property 40' on Ranger and 25' on Gallant Fox for limited personal use and improvements. The improvements permitted were sprinklers systems, parking pads adjacent to your hangar, the planting of trees, etc. However, since you are now able to purchase this land, the Board has rescinded any future such personal use of LVC property, effective with this letter. Any permanent type improvements already in place and all trees will be grandfathered. If you choose not to purchase the adjacent property and have installed improvements, you remain responsible for liability and repair as outlined at that time.

If you have any questions please give us a call.

Thanks for your continued support.

On Behalf of the Board,



Mike Purdy  
President





## RECOMMENDATIONS FOR DOCUMENT RETENTION SCHEDULE

1. Current Articles of Incorporation & By-Laws	Permanently
2. Titles, Deeds, Restrictions, Plats	Permanently
3. Annual Financial Statements	Permanently
4. Annual Financial Spreadsheets	Permanently
5. Monthly Financial Statements	Current year + 3
6. Monthly Bank Statements	Current year + 3
7. Minutes of Board Member & Annual Meetings	Permanently
8. Minutes of Special Meetings	Permanently
9. Insurance Policies	1 year past expiration
10. Membership List	2 years past expiration
11. Newsletters, Invitations	1 year past mailing
12. Returned Election Ballots	2 years
13. Returned Ballots for Sale of Property or Other Special Elections	5 years
14. Letters From Members / To Members (unless issue isn't resolved, then 3 years beyond resolution)	3 years
15. Copies of Reports, Audits, etc. to State & Insurance	3 years



> 1 ASSOC CITY: LAGARTO  
> 2 AIRPORT NAME: ARROWHEAD  
3 CBD TO AIRPORT (NM): 00 S

4 STATE: TX

LOC ID: 79TE

FAA SITE NR: 24178.5°A

5 COUNTY: LIVE OAK TX

7 SECT AERO CHT: SAN ANTONIO

## GENERAL

OWNERSHIP: PRIVATE  
> 11 OWNER: ~~LAKE VISTA COMM IMPROV ASSOC~~  
> 12 ADDRESS: P.O. BOX 59  
SANDIA, TX 78388  
> 13 PHONE NR: 542-547-7426  
> 14 MANAGER: JERRY ALLISON  
> 15 ADDRESS: PO BOX 1153  
GRANGE GROVE, TX 78372-1156  
> 16 PHONE NR: 542-547-7426  
> 17 ATTENDANCE SCHEDULE:

> 70 FUEL:  
> 71 AIRFRAME RPRS: NONE  
> 72 PWR PLANT RPRS: NONE  
> 73 BOTTLE OXYGEN:  
> 74 BULK OXYGEN:  
75 TSNT STORAGE:  
76 OTHER SERVICES:

## FACILITIES

> 80 ARPT BCN:  
> 81 ARPT LGT SKED:  
> 82 UNICOM:  
> 83 WIND INDICATOR: YES  
84 SEGMENTED CIRCLE: YES  
85 CONTROL TWR: NONE  
86 FSS: SAN ANGELO  
87 FSS ON ARPT: NO  
88 FSS PHONE NR: 915-223-6000  
89 TOLL FREE NR: 1-800-WX-BRIEF

## BASED AIRCRAFT

90 SINGLE ENG:	10
91 MULTI ENG:	0
92 JET:	0
TOTAL:	10
93 HELICOPTERS:	0
94 GLIDERS:	0
95 MILITARY:	0
96 ULTRA-LIGHT:	0

## OPERATIONS

100 AIR CARRIER:	0
101 COMMUTER:	0
102 AIR TAXI:	0
103 G A LOCAL:	600
104 G A ITNRNT:	200
105 MILITARY:	0
TOTAL:	800

OPERATIONS FOR  
MOS ENDING

### **RUNWAY DATA**

> 30 RUNWAY IDENT:  
> 31 LENGTH:  
> 32 WIDTH:  
> 33 SURF TYPE-COND:  
> 34 SURF TREATMENT:  
35 GROSS WT: SW  
36 (IN THSDS) DW  
37 DTW  
38 DDTW

### **LIGHTING/APCH AIDS**

0 EDGE INTENSITY:  
2 RWY MARK TYPE-COND  
> 43 VGS  
44 THR CROSSING HGT  
45 VISUAL GLIDE ANGLE  
> 46 CNTRLN-TDZ  
> 47 RVR-RVV  
> 48 REIL  
> 49 APCH LIGHTS

### OBSTRUCTION DATA

50 FAR 77 CATEGORY  
 > 51 DISPLACED THR  
 > 52 CTLG OBSTN  
 > 53 OBSTN MARKED/LGTD  
 > 54 HGT ABOVE RWY END  
 > 55 DIST FROM RWY END  
 > 56 CNTRLN OFFSET  
 57 OBSTN CLNC SLOPE  
 58 CLOSE-IN OBSTN

### DECLARED DISTANCES

- > 60 TAKE OFF RUN AVBL (TORA)
- > 61 TAKE OFF DIST AVBL (TODA)
- > 62 ACFT STOP DIST AVBL (ASDA)
- > 63 LNDG DIST AVBL (LDA)

13/31  
3,660  
100  
TURF-G

11. LUKASO Vista Corp  
12 520 RANGER DR  
SANDIA, TX 78383

13 361-547-0306

14. Mike Purdy / Mollie Barton

15 520 RANGER Dr  
SANDIA TX 78383

16 361-5470306/5486

PLINE / ROAD  
/  
15 / 15  
160 / 40  
125L /  
10:1 / 4:1  
N / N

(2) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

110 REMARKS:

110 REMARKS.  
A 042 RWY 13 WHITE TIRES MARK THRS.

A 110-01 TREES & BLDG PENT PRIM SFC & TRSN ZONE.

111 INSPECTOR: ( N )  
FAA Form 5010-1 (5-91) SUPERSEDES PREVIOUS

112 LAST INSP:

113 LAST INFO REQ: 08/20/1993



## LAKE VISTA AIRPORT CORPORATION

**THE LAKE VISTA AIRPORT IS AN UNMONITORED, UNATTENDED, UNIMPROVED, NO FACILITIES, PRIVATE AIRSTRIPE FOR LAKE VISTA COMMUNITY IMPROVEMENT ASSOCIATION MEMBERS AND THEIR GUESTS ONLY.**

The Lake Vista Community Improvement Association (LVCIA) Board of Directors has set these rules forth. The following directives are subject to and do not supersede articles of incorporation or by-laws.

1. **ALL APPLICABLE FEDERAL AVIATION ADMINISTRATION REGULATIONS AS OUTLINED IN THE CURRENT FAR/AIM MUST BE ADHERED TO WITH ABSOLUTELY NO EXCEPTIONS.**
2. **AIRPORT INFORMATION:** The Common Traffic Advisory Frequency is 122.85. **RUNWAYS:** 13-31 are 3600-foot turf. **ELEVATION:** 165 MSL. **PATTERN ALTITUDE:** 800 AGL / 1000 MSL. **TRAFFIC PATTERN DIRECTION:** Runway 13 is right hand pattern and Runway 31 is left hand pattern. **NIGHT OPERATIONS ARE PROHIBITED.** Neither takeoffs nor landings are authorized between 30 minutes after civil sunset and 30 minutes before civil sunrise. Emergency medical evacuation is the only exception to this rule.
3. **ONLY AUTHORIZED AIRCRAFT AND MAINTENANCE VEHICLES ARE ALLOWED ON THE RUNWAY**
4. **COMMERCIAL USE OF RUNWAY IS STRICTLY PROHIBITED.** Any recreational use of the airstrip other than aviation is strictly prohibited. No activity that could compromise the safety of LVCIA pilots, guest, or other personnel or their aircraft and property will be allowed. This rule does not prohibit legal and responsible non-commercial aviation activities.
5. **PREVENTING TURF RUNWAY DAMAGE IS THE RESPONSIBILITY OF ALL MEMBERS AND GUESTS.** Pilots will limit operation during wet runway conditions. Landings should be spaced so that touchdowns are not at the same spot.
6. **PERSONAL SAFETY:** Pedestrians on the airstrip will use caution and be alert for low flying or taxing aircraft. Children will not be allowed to play on the airstrip and must be accompanied by an adult if they cross the runway.
7. Pilots and observers may report any hazardous conditions and operations, or non-compliance with these directives to the LVCIA and/or FAA, as applicable. Report should include date, time, and aircraft number if applicable. Continued non-compliance, after warning, will terminate airstrip privileges.

**NOTE:** Guest privileges may be restricted.

Rev. Oct. 2000





## LakAero Vista

### Guidelines for use of office property and its buildings.

1. A board member must open the office and check it's cleanliness and security before and after it's use.
2. The member seeking to use the facility will book a time with the secretary so that there are no conflicts on time to be used.
3. The member wishing to use the facility will be responsible for the garbage they generate and it's removal from the property. After the member is finished using the facility, they will contact the Board member that let them in to let him/her know they are finished.
4. The member will be responsible for bringing their own charcoal or wood for the pits at the facility.



## LAKE VISTA AIRPORT CORPORATION

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**1. ALL APPLICABLE FEDERAL AVIATION ADMINISTRATION REGULATIONS AS OUTLINED IN THE CURRENT FAR/AIM MUST BE ADHERED TO WITH ABSOLUTELY NO EXCEPTIONS.**

2. AIRPORT INFORMATION: The Common Traffic Advisory Frequency is 122.85  
RUNWAYS: 13-31 are 3400 foot turf. ELEVATION: 165 MSL. PATTERN ALTITUDE: 800 AGL/ 1000MSL. TRAFFIC PATTERN DIRECTION: Runway 13 is right hand pattern and Runway 31 is left hand pattern. NIGHT DEPARTURES: Should be kept to a minimum after 10:00pm.

**3. ONLY AUTHORIZED AIRCRAFT AND MAINTENANCE VEHICLES ARE ALLOWED ON THE RUNWAY. PLEASE KEEP PETS AND CHILDREN OFF THE RUNWAY.**

4. Commercial use of the runway is strictly prohibited. Any recreational use of the airstrip other than aviation is strictly prohibited. No activity that could compromise the safety of LVC pilots, guests or other personnel or their aircraft and property will be allowed. This rule does not prohibit legal and responsible non-commercial aviation activities.

5. PREVENTING RUNWAY DAMAGE IS THE RESPONSIBILITY OF ALL MEMBERS. Pilots will limit operation during wet runway conditions. Landings should be spaced so that touchdowns are not at the same spot.

6. PERSONAL SAFETY: Pedestrians on the airstrip will use caution and be alert for low flying or taxiing aircraft. Children will not be allowed to play on the airstrip and must be accompanied by an adult if they cross the runway.

7. Members who are pilots with appropriate credentials may provide flying lessons and flight reviews to other members. Pilots who are members may also use properly credentialed instructors of their choice on the airstrip.

8. Pilots and observers may report any hazardous conditions and operations, or non-compliance with these directives to the LVC and/or FAA as applicable. Continued non-compliance, after warning, will terminate airstrip privileges.

**NOTE:** Guest privileges may be restricted.

Rev. Aug. 2005



LAKE VISTA AIRPORT CORPORATION

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## RESOLUTION #01-04

January 24, 2004  
Board of Directors  
LakAero Vista Corp

- PURPOSE: 1) Establish Committee to reaffirm or make recommendations for changes to the current "Airport Rules"  
2) Establish rules for usage of newly acquired property by adjacent property owners

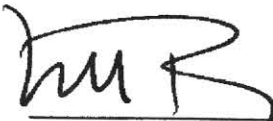
In accordance with Article III, SECTION 18, of LVC By-laws, the Board of Directors is establishing a committee of members to address the above issues. Jerry Tobin, Vice President, is appointed as Chairman of the Committee, as such, will be authorized to appoint additional members. In accordance with the By-laws the committee will include the following Board members Mike Guetersloh and Pam BARTLEY

The Vice-President will present a written/oral report at the April Board of Directors Meeting. Recommendations should also include documentation and dealing with any violations of rules.

The Committee will act as an advisory Committee and will remain in effect until the changes/recommendations are approved by the Board of Directors at which time the Committee will be dissolved.

Adopted January 24, 2004

Mike Purdy, Chairman



Ada Tobin, Vice- Chair



Mollie Barton, Secretary



Pam Bartley, Director



Mike Guetersloh, Director





## RESOLUTION #02-04

January 24, 2004  
Board of Directors  
LakAero Vista Corp

### PURPOSE: Develop Network of Potential Property Availability

Authorize Jerry Tobin, Vice-President, to contact owners of vacant properties along the airstrip to determine their current/future desire to sell their property. This resolution authorizes reimbursement for expense incurred to obtain records from the county office.

This resolution in no way authorizes any LakAeroVista member to act as or represent themselves as being involved in any real estate transaction. It is only to establish a network for interested parties.

Updates should be provided to the Board as they become available for future Board action.

Adopted January 24, 2004

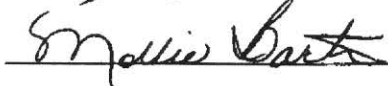
Mike Purdy, Chairman



Ada Tobin, Vice-Chair



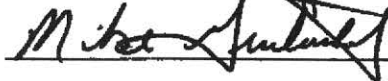
Mollie Barton, Secretary



Pam Bartley, Director



Mike Guetersloh, Director







# **LVCIA POOL RULES**

- 1. Membership Cards are required. All pool visitors must register with name and membership number as well as name and address of each guest.**
- 2. Showers are required before entering pool.**
- 3. Appropriate swimwear must be worn...no shorts or cut-offs.**
- 4. Children under 12 years of age must have an adult present.**
- 5. No diving is allowed in the shallow end of the pool. No running is allowed anywhere!**
- 6. No alcoholic beverages are allowed.**
- 7. The telephone is for local or emergency calls only.**
- 8. Do not sit on the tables.**
- 9. The Pool Manager may evict any member or guest for ignoring these rules or for any unruly behavior which is considered dangerous or improper.**



## LVCIA POOL DUTIES

1. Make sure everyone is a member. You have the right to ask to see a membership card and you must verify membership against the list of members which has been provided for you.
2. Make sure that all members and guests comply with the Pool Rules.
3. Children under the age of 12 years are to be supervised by an adult at all times. You are not a life guard!
4. Clean skimmers upon arrival.
5. Dressing Rooms and Kitchen are to be kept clean.
6. Supplies needed for the office and dressing rooms are to be reported to the Pool Manager.
7. Guests must leave the facility when the sponsor leaves.
8. Children who misbehave should be asked to leave the pool area.
9. Everyone must leave the pool during a thunderstorm.
10. If you are the last to leave, make sure the lights are turned out (except over the dressing rooms) and that all doors as well as the gate are locked.
11. If you cannot work the hours you are assigned, call the Manager.

