

*This instrument prepared by:*  
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**RESOLUTION OF THE LAKE ASBURY LAKELOT OWNERS ASSOCIATION, INC.  
TO ESTABLISH THE  
LAKE LOT OWNERS ACCESS & PRIVACY ORGANIZATION**

**THIS RESOLUTION** is made this March 20, 2023, by the Lake Asbury Lakelot Owners Association, Inc., a Florida not-for-profit corporation (the "Association").

**RECITALS:**

**WHEREAS,**

A. The Amended Bylaws for Lake Asbury Lakelot Owners Association, Inc., was recorded on July 23, 2010, at Official Records Book 3225, Page 1342, *et seq.*, of the current public records of Clay County, Florida, together with all amendments thereto, is hereinafter referred to as the "Bylaws";

B. Article XI of the Bylaws provides that the Association may establish an organization subject to the approval of the Board of Directors of the Association. This Article XI further states that such organization shall submit its charter and rules and regulations to the Board of Directors of the Association for approval;

C. Accordingly, the Association has formed the Lake Lot Owners Access & Privacy Organization and submitted its charter and rules and regulations to the Board of Directors for approval;

D. A Meeting of the Board of Directors was properly noticed and held on March 20, 2023, at which the Association obtained the approval of not less than the majority (51%) of the Board of Directors to approve the formation of the Lake Lot Owners Access & Privacy Organization and approved its charter and rules and regulations.

**NOW THEREFORE, BE IT RESOLVED,**

The Board of Directors hereby approves the creation of the **Lake Lot Owners Access & Privacy Organization** and approves its charter and rules and regulations. The charter attached hereto and fully incorporated in this resolution.

**Lake Asbury Lake Lot Owners Assoc., Inc.**  
**Lake Lot Owners Access & Privacy Organization**  
**Charter**

**February 2023**

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## Article I

### General Provisions

1. **Name** - the name of the organization shall be Lake Lot Owners Access & Privacy Organization.
2. **Principal** - The Lake Lot Owners Access & Privacy Organization shall operate under the umbrella and auspices of the Lake Asbury Lake Lot Owners Association, Inc. (LALLOA).
3. **The term Lake Asbury includes** Lake Asbury, South Lake Asbury and Lake Ryan and all land and water areas as described in the LALLOA governing documents.
4. **Privilege and Access:** The Lake Lot Owner Access & Privacy Organization affirms and will act to comply with LALLOA's objective to provide enjoyment of the lakes and their use for swimming, fishing, water skiing, boating and all other uses, privileges and access to Lake Asbury that is reserved for and limited to the Lake Asbury waterfront property owners, their immediate families and invited guests.
5. **Board of Directors:** The LALLOA Board of Directors will serve as the initial Board of Directors of the Lake Lot Owners Access & Privacy Organization, and the LALLOA Board of Directors, in its sole discretion, shall remove or appoint any members of the Lake Lot Owners Access & Privacy Organization Board of Directors from time to time.
6. **Purpose and Objectives** of the Lake Lot Owners Access & Privacy Organization:
  - a. To cooperate with LALLOA to provide and maintain controlled access to Lake Asbury.
  - b. To form and maintain membership to the Lake Lot Owners Access & Privacy Organization of eligible lakefront Lake Asbury property owners.
  - c. To aid and cooperate with LALLOA in the following tasks:
    - i. To promote the continued private access to Lake Asbury to members owning lakefront property on Lake Asbury as defined above (3).
    - ii. To develop and maintain a membership role which allows for private access to Lake Asbury.
    - iii. To cooperate with LALLOA, Lake Asbury Community Association and Lake Asbury Municipal Service Benefit District in the enforcement of conditions, covenants and restrictions as deemed needed and as may be applicable by those entities.
    - iv. In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the lakes of Lake Asbury and to help safeguard them from pollution of any kind or source.

- v. To cooperate and work with the respective Clay County Officials in the enforcement of this Charter and the local laws, rules and regulations, especially pertaining to law and order, trespass and health and welfare.
- vi. To support LALLOA with the enforcement of rules and regulations for access and for the use of the lakes of Lake Asbury by the Lake Lot Owners Access & Privacy Organization members and their invited guests.
- vii. To advocate and promote actions and activities intended to aid in the health and ecology on and around the Lakes for the continued use and enjoyment of Lake Asbury Lake Lot owners and their guests.

7. **Powers of the Lake Lot Owners Access & Privacy Organization** shall specifically include, but are not limited to the following:

- a. Granting and maintaining the membership role of eligible individuals to the Lake Lot Owners Access & Privacy Organization.
- b. Assisting LALLOA in efforts to levy and collect annual membership fees (where applicable) for membership into the Lake Lot Owners Access & Privacy Organization.
- c. Issuance of membership materials to paying members (i.e. keys).
- d. Supporting LALLOA's enforcement of lake rules and regulations as established by LALLOA.



## Article II

### Membership Qualifications

1. **Definition:** Membership in the Lake Lot Owners Access & Privacy Organization shall consist of only Lake Lot owners, and their tenants, whose property is fronting directly on Lake Asbury, South Lake and Lake Ryan.
2. **Voting Rights:** Voting rights are limited to the Lake Lot Owners Access & Privacy Organization Board of Directors.
3. **Membership Fees:** The membership fee amounts will be revisited annually. The total collection of membership fees will be applied to the annual budget of expenses. This is a non-profit organization.
4. **Term of Membership:** The Lake Lot Owners Access & Privacy Organization membership is provided on an annual basis. Each year the membership must be renewed and a new membership fee paid.
5. **Transfer of** Lake Lot Owners Access & Privacy Organization Membership may be transferred only as an incidence to the transfer of ownership of the transferor's lot.
6. **Loss of Membership:** A member may suffer loss of membership by a unanimous vote of the LALLOA board of directors when said member is judged to be derelict in the payment of Membership Fees, or habitually fails to abide by the LALLOA *Safety and Security* Rules or otherwise creates or causes a nuisance to the health, welfare or spirit of the Charter of the Lake Asbury Access & Privacy Organization. Such a member shall be considered not being a member in good standing. The gate ramp key of this member must be returned to the Lake Lot Owners Access & Privacy Organization.
7. **Lake Usage:** Any usage of Lake Asbury, South Lake Asbury or Lake Ryan is strictly limited to those persons who qualify as members (section 1 above) and shall be guided and governed by this Charter and LALLOA's governing documents. These documents shall:
  - a. Preserve the privacy and civil usage of Lake Asbury Lakes.
  - b. When deemed necessary and providing for the common good to regulate such activities as boating, water skiing, swimming, fishing and other such activities.

## **Article III**

### **Levels of Membership**

#### **Full Member - Full Access to Boat Ramps**

As Full Members, you and your family will have full access to all of Lake Asbury including Lake Ryan (non-motorized vessels only), North Lake and South Lake. A key to the boat ramps and (2) two motorized vessel passes are included with membership. All lake lot owners must have a full access membership to operate any motorized vessel on the lakes. A completed Lake Lot Owners Access & Privacy Organization Key Application is required with this level of membership. The form is located on the LALLOA website (Lakeasbury.net) or contact a board member for a printed copy.

NOTE: Ramp Gate Keys belong to the property owner and if guest brings their water vessel, the property owner must accompany the guest to the boat ramp. Any person using the boat ramp who is not accompanied by a property owner can be denied access to the lake. You should open the gates to yourself, family members and guests only.

All water vessels allowed in Lake Asbury must be owned by the Full Member or their guest. Violators are subject to loss of key or possible loss of membership.

Annual Fee . . . . . \$To Be Determined (Article II Section 3)

#### **Supporting Member - No Access to Boat Ramps**

As a Supporting Member, you and your family recognize the importance of supporting and helping to keep access to our lakes private and keep the LALLOA properties well maintained. Key access to the boat ramps for your motorized water vessels is not included with this level of membership.-This membership gives you and your guest access to the lakes for all non-motorized vessels.

Annual Fee . . . . . \$To Be Determined (Article II Section 3)

## Article IV

### Motorized Vessel Passes Guests of Full Access Members

Your invited guest's motorized water vessels are welcome on our lakes maintaining certain provisions listed below.

**The term GUEST includes** any motorized water vessel entering the lake for recreation or for business (i.e. contracted/employed services as installation or repair of bulkheads, docks or boat houses).

1. All guests and guest relations are the responsibility of the host Lake Lot owner. The host Lake Lot owner is responsible for the activity, actions, and any damage caused by their guest and their guests' activities on the lakes.
2. To allow guest access to the lakes via one of our boat ramps, you must have a Full Access Membership with the Lake Lot Owners Access & Privacy Organization.
3. All motorized vessels operating on the lake must be owned by Lake Lot Owners with a Full Access Membership or owned by the guests of Lake Lot Owners with a Full Access Membership.
4. All full access members will be issued (2) two Motorized Vessel passes.
5. The Motorized Vessel Pass must remain with the motorized water vessel while the vessel is in operation on the water.
6. Your guest will be required to follow The Lake Asbury *Security and Safety Rules* established by LALLOA.



## **Article V**

### **Boating Security and Safety Rules**

The Lake Asbury Lake Lot Owners *Security and Safety Rules* can be found on the LALLOA Website (Lakeasbury.net\boating safety). A printed copy will be issued to all members upon obtaining membership.

It is incumbent upon each Lake Lot Owner and their families to abide by and promote lake security, safety, and courtesy as prescribed by local, state, and Coast Guard rules, regulations, and laws. The Florida Boater's Guide, a handbook of boating laws and responsibilities, can be viewed online at [www.boat-ed.com/fl/handbook](http://www.boat-ed.com/fl/handbook). You can also visit the Florida Fish & Wildlife website at [www.myfwc.com](http://www.myfwc.com).

Violation of the listed rules may result in confiscation of your current key and possibly the loss of key and lake privileges for the following year at the discretion of the LALLOA Board of Directors.

## **Article VI**

### **Plan Approval Committee**

The Lake Asbury Lake Lot Owners Board of Directors serves as the Plan Review Committee for all docks, bulkheads and other such construction abutting or on the waters of Lake Asbury. The Lake Asbury Lake Lot Owners *Plan Review Application* can be found on the LALLOA Website (Lakeasbury.net).

The Plan Review process is required to ensure property structural improvements comply with LALLOA By-Laws. Plan Review provides a basis ensuring all homeowners are treated reasonably and fairly. Plan Review allows all homeowners and the committee to work from the same guidelines.

No improvements shall be made to the lake, such as docks, ramps, or pilings, without permission of LALLOA.

Items to be approved by LALLOA include the following:

1. Dock, pier, and/or boat house;
2. Bulkhead, shore protection or any change to the shore line of the lakes; and
3. Other requested construction/improvement to the shore line or within the waters of Lake Asbury.

Questions or inquiries can be made directly to LALLOA via email ([LakeasburyLOA@gmail.com](mailto:LakeasburyLOA@gmail.com)) or at one of the LALLOA Board Meetings. Please visit the LALLOA website for more details (Lakeasbury.net).

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Sharon Kay Manly  
(Witness Print name SHARON KAY MANLY)

Sherie J. Rowe  
(Witness Print name Sherie J Rowe)

LAKE ASBURY LAKELOT  
OWNERS ASSOCIATION, INC.,  
a Florida Not-For-Profit Corporation

Debra Barrett  
By: Debra Barrett  
Its: President

Attest By:

Michael Burns  
By: Michael Burns  
Its: Secretary

STATE OF FLORIDA )  
COUNTY OF CLAY )

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 20 day of March, 2023, by Debra Barrett, as President for Lake Asbury Lakelot Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ( ) is personally known to me or provided (x) Driver's License as identification, and who did take an oath.

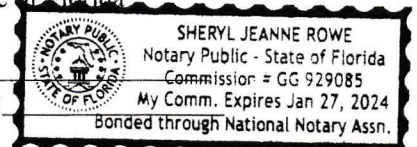
Sherie J Rowe  
(Print Name Sherie J Rowe)

NOTARY PUBLIC, State of Florida

At Large.

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA )  
COUNTY OF CLAY )

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 20 day of March, 2023, by Michael Burns Secretary for Lake Asbury Lakelot Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ( ) is personally known to me or provided (x) Driver's License as identification, and who did take an oath.

Sherie J Rowe  
(Print Name Sherie J Rowe)

NOTARY PUBLIC, State of Florida

At Large.

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

