

# Lake Oconee Association

**Architect Committee:**

[Dave Humlicek 276-0309 style@megavision.com](mailto:dave.humlcek@megavision.com)  
[Mike Munson 564-7077 gr8fishn@lake-oconee.com](mailto:mike.munson@lake-oconee.com)  
[Fred Weinand 564-6940 rcweina@outlook.com](mailto:rcweina@outlook.com)

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## CONTRACTOR DISCLOSURE TO HOME OWNER BEFORE TRANSFER OF LOT OWNERSHIP

This form must be submitted by the Contractor (Builder) whenever the Contractor is the owner of the lot during the construction process with the intent to build for another party.

This form is for the Contractor to disclose to the probable purchaser of the lot subsequent to the construction of a house on the Contractor owned lot of several specific requirements that are contained in The Estates at Lake Oconee Restrictive Covenants and Conditions that include, but are not limited to, the following restrictions that PROHIBT the use of the lake or lot by the future owner::

- 1) The "Member" shall mean an owner of a lot located with The Estates at Lake Oconee except that if a lot is owned by more than one person or entity not related by marriage, the owners shall upon application for transfer of ownership made to the association, designate one person or married persons who shall be the Association Member.
- 2) The "Owner" shall be the record owner, whether one or more persons or entities, of a fee simple title to any lot.
- 3) A lot owner shall have one membership vote per lot.
- 4) Use of the lake and its common property is restricted to Association Members, their immediate family and guests of members. Association Members consist of one person or married person for each lot at The Estates at Lake Oconee. Immediate family consists of the Association Member, his or her spouse and their children or step children. A member must be present during use of the lake by a guest.
- 5) Upon purchase of a lot with The Estates at Lake Oconee, Declarant or its successors and assigns shall transfer one membership vote in the Association to said purchaser. The membership vote shall run with the land and shall be transferred to any new owner after application for transfer of ownership and payment of a fifty dollar (\$50.00) transfer fee and after said new owner attends an orientation session regarding the covenants, lake rules and regulations, and architectural requirements. NO lot at The Estates at Lake Oconee shall be transferred until said transfer fee has been paid, orientation session has been completed and said transfer has been approved by the board of directors of Lake Oconee Association, Inc.
- 6) NO dwelling and/or lot(s) shall be allowed to be leased. This means that there is NO arrangement permitted at any time that allows the Owner (in this case the Contractor) to allow any party to occupy the house prior to the transfer of the title to that new Owner
- 7) Only the Owner of the lot as listed on the deed is allowed to use the lake. The existence of a contract to purchase or any other arrangement to acquire the lot does NOT allow the future buyer any lake rights or property rights until the title to the lot transfers to the owner.
- 8) The parties acknowledge that these items cannot not be altered by any verbal direction from the Association Board without a change to the covenants as recorded with the Register of Deeds Platte County, NE. The only legal covenants are those as filed with the Register of Deeds Platte County, NE and that information provided by any other means, including the Association website, is NOT to be used for any legal purposes including transfer of ownership.

## Lake Oconee Estates Architectural Requirements

- 9) The parties acknowledge that the Association will not process any application without this signed disclosure included with that application.

The Contractor as Lot Owner acknowledges these requirements by signing below. The potential Owner of the lot acknowledges these requirements.

Contractor (Lot Owner) \_\_\_\_\_  
(Signature as Owner of the lot and date)

Potential Owner \_\_\_\_\_  
(Signature as potential Owner and date)

Property Lot Number \_\_\_\_\_