

## **What is Bass Lake Christian Retirement Community, Inc.?**

### **BLCRC the organization/corporation**

BLCRC is a unique Christian organization operated similar to a Homeowner's Association (HOA) although it is not clearly defined as such. BLCRC is a member controlled organization which is managed by a Board of Directors. This means the Board of Directors handles the day to day matters, enforces all applicable rules (bylaws, city, county, state and federal laws) and makes decisions on behalf of the corporation. BLCRC is an exclusive, member-only organization. Being exclusive simply means there are a limited number of available memberships (based on the number of lots) in the organization. It also means non-members have no rights in, or responsibilities to the organization. As a legally formed corporation BLCRC, and by extension, its members, have the responsibility to follow the rules and regulations put in place at all levels of the government and much (not all) of this is reflected in BLCRC's bylaws.

### **Board of Directors**

The Board of Directors are elected from and by the membership. They have a duty to act according to what is in the best interests of the corporation. They must act with care and loyalty and uphold the rules of the organization and the government. The Board of Directors also has the task of making decisions when an event occurs which is not specifically addressed in the rules (again, bylaws, city, county, state and federal laws). They must consider what is best for the organization as a whole, even if it means one or more of the members is adversely affected.

### **Members**

Every member makes the choice to join BLCRC and in doing so, agrees to abide by its rules, both formal (bylaws, etc.) and informal (decisions by the Board of Directors). Informal rules are those made by the Board of Directors when an event/matter occurs which is not specifically addressed in the formal rules. If the Board of Directors makes a decision which is unpopular, the members have the right, even the responsibility, to propose a change to the bylaws at the annual member's meeting. Anyone can propose a change to the bylaws. It needs to be specific, lawful and submitted in accordance with BLCRC's bylaws. (See Section 16.01 of the Bylaws).

### **The State of Texas and BLCRC**

The State of Texas recognizes BLCRC as the owner of the land and gives it (the corporation) rights as the owner. BLCRC gives its members some, but not all of the rights to the land. Members are given a lot to use within the limitations of the bylaws and building codes. Members own the improvements (buildings) on the land and pay taxes accordingly. BLCRC does **not** offer typical homeownership, which gives the homeowner a deed to the land as well as the improvements (buildings) on the land. Members do not have the same rights or responsibilities as a typical deed holding homeowner because members do not own the land under which their homes, RV ports, etc. are situated. BLCRC owns the land. Members only have the right to use it.