



LAKE THUNDERBIRD OWNERS ASSOCIATION

P.O. Box 68
Smithville, Texas 78957

WELCOME HOME!

Dear New Owner,

Welcome to the Lake Thunderbird neighborhood and congratulations on the purchase of your home/property!

On behalf of the Board of Directors of the Lake Thunderbird Owners Association and the other property owners of Lake Thunderbird, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the street or at a community activity.

The operation of your owner's association is governed by a volunteer board of directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the Association's governing documents. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the governing documents you received during the home purchase process. Copies are available on the community web page at LTOA.NET.

Our community web site, <https://www.ltoa.net> is the official communication channel between the Board of Directors and the membership. Attached you will find a list of the current directors with their individual email addresses or you may email the entire board directly at board@ltoa.net. Upcoming activities and events, announcements, documents and volunteer committee information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community.

As a new owner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Control Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all governing documents. The purpose of this review is to protect our scenic environment and maintain the value of our properties. All modifications to the exterior of your property must be submitted to the Architectural Control Committee for approval before any work begins. If work is started without prior approval, the owner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

Information on some of the questions many new owners have is included on the back of this letter to get you off to a smooth start.

Again, welcome to the Lake Thunderbird community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,

Board of Directors, Lake Thunderbird Owners Association

Helpful Numbers and Links	<ul style="list-style-type: none"> LTOA governing documents can be found at https://www.ltoa.net/helpful-numbers-and-links
Governing Documents	<ul style="list-style-type: none"> LTOA governing documents can be found at https://www.ltoa.net/documents
Architectural Control Committee Information	<ul style="list-style-type: none"> All modifications to the exterior of your property must be submitted to the Architectural Committee for approval prior to beginning the project. Forms for submitting requests for approval can be found at https://www.ltoa.net/documents
Pool Information	<ul style="list-style-type: none"> Due to serious hazardous conditions - the community pool is currently closed. The Pool Committee is investigating repair/replacement options. This committee is accepting volunteers. To volunteer go to https://ltoa.net/committees.
Annual Meetings/ Quarterly Meetings Special Meetings	<ul style="list-style-type: none"> Q1 – 1st Saturday of September Q2 – 1st Saturday of December Q3 – 1st Saturday of March Annual Meeting – 1st Saturday of June All meetings are held at 10:00 a.m. in the Lake Thunderbird Community Building. Special Meetings will be announced via our website and posted on marquee boards located in front of the Lake Thunderbird Community Building
Annual Assessments	<ul style="list-style-type: none"> Annual Assessments are due May 31st each calendar year Payments may be mailed to Lake Thunderbird Owners Association P.O. Box 68 Smithville, TX 78957