

The LANDINGS AIRPORT OWNERS ASSOCIATION, INC (LAOA)

RESOLUTION # 2

**Taxiway Maintenance, Acceptable Easement Access by LAOA Members and
The Landings Airpark Standard Operations**

From the By-Laws of The Landings Airport Owners Association, INC –

Article II – 2.01

FUNCTION OF THE ASSOCIATION. The Association shall be the entity responsible for management, maintenance, operation, and control of the Landings Airport Property. The Association shall be the primary entity responsible for the enforcement of the Dedication as it relates to the Landings Airport Property and such rules and regulations regulating the use of the Landings Airport Property as the Board may adopt. The Association shall perform its functions in accordance with the Dedication, these By-Laws, the Certificate of Formation, and the laws of the State of Texas. In addition, the Association shall have the authority and primary responsibility to enforce the Dedication as it relates to Airport Lots and the Owners thereof, except to the extent such responsibility is specifically delegated in the Dedication to Pecan Plantation Owners Association, Inc.

By-Law Resolution to Dedications and Restrictions, Article II, Paragraph C

WHEREAS, the LAOA By-Laws, authorize the Association to exercise all responsibility and powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Association's Board of Directors has determined that the Dedications & Restrictions wording for Landings Phases 1, 2, 3, 4 and Landings East – Article II, Paragraph C – Easements and Right of Ways – as written:

“Additionally, LAOA members and their guests may drive golf carts on all taxiway easements.”

Is inclusive of an unwritten agreement between the Owner's and Dedicator, as a clarification that – "LAOA members and their guest may walk, ride bicycles, drive golf carts, scooters, and utility task vehicles (UTV examples, but not limited to – John Deere Gator, Polaris Ranger, Kawasaki Mule) on all taxiway easements."

By-Law Resolution to Dedications and Restrictions, Article III, Paragraph 17

Specific to Landings Airpark development Phases 1,2 and 3.

WHEREAS, the Association's Board of Directors has determined that the Dedications & Restrictions wording for Landings Phases 1, 2, 3 is different from Landings Phases 4 and Landings East – Article III – Restrictions, Covenants and Reservations – Paragraph 17 – Taxiway Maintenance, as written.

The Landing Phases 1, 2, and 3 wording require the Airport Lot owner to be responsible for reasonable maintenance of the taxiway that is on the Owner's Airport Lot. However, this applies to the initial grass taxiways, which were converted to concrete by an LAOA-approved vote. The obligation to install an irrigation system adequate to maintain the unpaved portion of the taxiway easement on that Airport Lot is still in effect.

The Landings Phases 4 and Landings East wording states that LAOA shall be responsible for reasonable maintenance of that portion of the private concrete taxiway that is on the Owner's Airport Lot. Each Owner is obligated to install an irrigation system adequate to maintain the area that is NOT concrete, portion of the taxiway easement on that Airport Lot. Additionally, Owners of lots adjacent to the runway parallel taxiway shall irrigate and maintain the area between the owner's lot and the parallel taxiway.

The Board's intent is to provide the same and equal service to Landings Phases 1, 2, and 3 as provided to Landings Phases 4 and Landings East.

By-Law Resolution to Dedications and Restrictions,

Regarding a Hangar Site location requirement in Phases 1,2,3 and 4.

WHEREAS, the Association's Board of Directors has determined that it is in the best interest of LAOA, A Common Interest Community, that for Landings Phases 1, 2, 3, and 4, any unbuilt properties with taxiway access shall be requested to reserve a minimum of forty feet by forty feet (40' x 40') area, as unbuilt and reserved as a future hangar space with taxiway access to the adjoining taxiway, and meeting all requirements of the deed restrictions for the lot. Dedications & Restrictions wording for Landings East includes the requirement.

**By-Law Resolution to Dedications and Restrictions,
Regarding Standard Airpark Operations.**

WHEREAS, the Association's Board of Directors has determined that it is in the best interest of LAOA, A Common Interest Community, that for The Landings Airpark to promote the safest pilot environment for Owners and guests that certain airpark standard operations be adopted and adhered to by all aircraft operating in or out of The Landings Airpark runway.

- A. The Calm Wind / preferred runway will always be Runway 17.
- B. Pilot-controlled runway lighting should be turned on during day operations to indicate an aircraft in the pattern, taking off, or taxiing from the owner's home to the runway.
- C. Taxi Operations -Each pilot is encouraged to announce their position during taxi operations on the Unicom frequency using the designated taxiway name (Alpha, Bravo, Charlie, etc.).

“BE IT HEREBY RESOLVED”

1. That it is in the best interest of the LAOA to formalize the unwritten understanding between the LAOA Owner's and Dedicator that
 - LAOA members and their guests may walk, ride bicycles, drive golf carts, scooters, and utility task vehicles on all taxiway easements.

2. That it is in the best interest of the LAOA to provide equal service and maintenance requirements for taxiways.
 - Each LAOA Airport Lot Owner shall have the same and equal service provided by LAOA for reasonable taxiway maintenance of that portion of the private concrete taxiway that is on the Owner's Airport Lot.
 - It is recommended that Owners of lots adjacent to the parallel taxiway in Landings Phases 1, 2, and 3 irrigate and maintain the area between the owner's lot and the parallel taxiway.
3. That in the best interest of the LAOA, as a Common Interest Aviation Community, that for Landings Phases. 1, 2, 3, and 4.
 - For any unbuilt properties with taxiway access shall be requested to designate and reserve a minimum area of one thousand sixteen hundred square feet (1,600 sf) rectangle (With minimum parallel sides of forty feet (40') in length), as unbuilt and reserved as future hangar space, such that future construction of an aircraft hangar with taxiway access to the adjoining taxiway meets all requirements of the deed restrictions for the lot.
4. That in the best interest of the LAOA, as a Common Interest Aviation Community, that for The Landings Airpark, certain airpark standard operations be adopted and adhered to by all aircraft operating in or out of The Landings Airpark runway:
 - A. The Calm Wind / preferred runway will always be Runway 17.
 - B. Pilot-controlled runway lighting should be turned on during day operations to indicate an aircraft in the pattern, taking off, or taxiing from the owner's home to the runway.
 - C. Taxi Operations -Each pilot is encouraged to announce their position during traxing on the Unicom frequency using the designated taxiway name (Alpha, Bravo, Charlie, etc.)

So ADOPTED at a duly noticed meeting of the Board of Directors of The Landings Airport Owners Association, Inc., held on 20th day of Feb. 2024

CERTIFICATION

"The undersigned, being the President of The Landings Airpark Owners Association, INC., here certify that the foregoing Resolution was adopted by the Board of Directors of The Landings Airpark Owners Association, Inc., at a meeting of such Directors at which a quorum was present."

BY:

Benjamin L. Anthony

Benjamin L. Anthony, President

STATE OF TEXAS

§

§

COUNTY OF HOOD

§

Before me, the undersigned authority on this day personally appeared BENJAMIN L. ANTHONY, President of The Landings Airpark Owners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11th day of March, 2024.

Donna M. Meriwether

NOTARY PUBLIC, STATE OF TEXAS

