

October 2, 2018

TO: White Bluff Property Owners

FROM: Your Board of Directors

Leonard Critcher, President

John Bass, Vice President

Jim Fletcher, Secretary

Jeff Williams, Treasurer

Jay Elder

Mike Ellis

Joe Manders

Roy Miller

Marshall Snyder

RE: Delinquencies

Our delinquency rate has decreased significantly since the announcement of the POA's reaching an agreement with Double Diamond for the acquisition of the White Bluff amenities. Property owners who have chosen not to fulfill their obligation to pay maintenance fees have done so for a variety of reasons.

The vast majority chose to not pay maintenance fees because of the closing of the amenities by Double Diamond. Many property owners did so because of the sometimes contentious conflict between your association and the developer. Many saw their property values decrease over the past few years, and many more saw the deterioration of the golf courses and other properties.

Finalization of the transfer of properties to your association has been completed, and it is time for everyone to step up and be a part of the solution.

Immediately after closing, the Board's carefully constructed plans went into action.

1. Work has begun on both golf courses with a complete re-building of the greens and sand traps.
2. Work on the fairways and tee boxes has brought back these areas to the extent that we will be able to play the New Course with temporary greens late fall.
3. The upgrading of the irrigation systems on both golf courses has been completed allowing us to properly maintain these facilities.
4. A new Golf Courses Superintendent and Assistant Superintendent have been hired to oversee and direct the efforts of creating a totally first class golf experience on both courses.
5. Work has begun on renovation of the Bluff Point Condos.
6. Work has begun on renovation of the Log Cabins.
7. Work has begun on repairs and painting of the newly acquired Golf Drive Mail Center.
8. Work has begun on the exterior of the Trophy Grill and New Course Pro Shop.

9. The Dining Committee is making final recommendations for extensive improvement of The Trophy Grill, complete with a new snack bar with outside access for golfers.
10. The Dining Committee is in the process of determining what work needs to be done to renovate the Lighthouse Bar and outside deck as well as The Lighthouse Restaurant.
11. Interviews for the position of Food and Beverage Manager will begin shortly.
12. Recommendations are under consideration for renovations to the Fitness Center and Spa inclusive of all new state-of-the-art equipment.
13. Plans have been laid out for exterior renovations to the Administration Building. These renovations will be completed while the POA administrative team moves from its present location off property to the Admin Center.
14. Plans are being finalized for extensive improvement of the Marina and will include property owner access to an extensive array of rental options including wave runners, pontoon boats, canoes and paddleboats. Pending approval from the Army Corp of Engineers, plans are being made for the addition of a convenience store on the docks.
15. The Marina/Marina Store committee is assessing alternatives for re-opening the Marina Store.
16. The 28-room hotel will be completely renovated with the probable addition of a new lobby and hospitality room with a view of beautiful Lake Whitney, an outside patio and a fire pit.
17. The Conference Center will be totally renovated so that our property owners can use this facility for family events and business meetings.

It's also important for you to be aware of what has already been accomplished.

1. The needs at the Cascade Pool, Ash Pool and Waterfall Pool have all been completed. This includes repairs and painting of all fence enclosures, new landscaping and renovations of the bathhouses.
2. The Mail Centers have been renovated and painted.
3. The Covered Bridge has received a complete new look.
4. The Security Building has been updated with both exterior and interior painting.
5. The Lone Star Room has been totally renovated and is being used by property owners for gatherings, social events and meetings.
6. Over 50 property owners joined the newly created Volunteers Committee and have worked in 100 degree weather to clean up the weeds and dead plants from all around the Trophy Grill and New Course Pro Shop, the 19th Hole and the Old Course Pro Shop, the parking lots at both pro shops, the Administration Building, condos and log cabins. These same volunteers will be getting the interior of the Administration Building ready for our POA administrative team to occupy it.

It's time for everyone to come together and assure that White Bluff can become better than it ever was. The reasons for not paying maintenance fees have all been addressed. The amenities have been acquired by your association. The amenities

will be re-opened in better condition than ever before. The conflict between the association and the developer has been resolved. The deteriorated properties will be totally refurbished and renovated to pristine status. **And, property values will go up!** As soon as the above has been done a special Marketing Committee will jump into action with the charge to reveal to the millions of people in the Metroplex all that your resort has to offer. **Property values will go up!**

If you are delinquent in your maintenance fees you have received correspondence letting you know you are delinquent, how much you are delinquent and informing you that there are several options for you to address the delinquency with payment plans. It has also been communicated that if you do not do so a lien will be filed against your property. **Your Board has intervened into this process and wants to extend you an opportunity to be part of the solution by allowing you to catch up on your maintenance fees.**

We're all in this together, and everything that has been done and everything that will be done costs money, and the POA's primary source of revenue is the maintenance fees you are contractually obligated to pay.

If you choose not to do so, you should know that only property owners who are current with maintenance fees will be able to enjoy the phenomenal amenities being created with the hard work of so many.

One last message to property owners with delinquencies- Your Board has stalled the collection process. Said another way, we sincerely do not want to pursue legal remedies if they can be avoided. That's why we have several options for you to get current and put yourself, your family and your friends into a position of enjoying what is being done on your behalf.

Call the POA office today at 254-694-WBPO. Ask them about your options and make the decision to be part of the team that will not only make White Bluff one of the premier destinations in the country but one that has the appeal for countless people who want to own property here and take advantage of what is being created. Call today, or better yet go ahead and send a check. Let's do this- TOGETHER!