

DOCK SPACE WAIT LIST

The Rules & Regulations approved by the homeowners in June, 2016 provide for a process to manage the Outlot A dock space including requests, termination and transfers of rights, application process, and annual requirements. Below are the specific Rules & Regulations sections that pertain to this.

As part of the new process the PBPOA Board is charged with keeping a prioritized wait list of homeowners who would like to have a dock slip. This list is maintained on a first come first served basis.

To be added or removed from the list a written request (email is OK) is sent to the acting PBPOA President and Secretary. This will be acknowledged and then posted on the waiting list below and maintained on the web site.

Name Address Date Requested

1. Don Bloomfield 433 Ridgefield Cir 10/01/15
2. Mike Turok 113 Ridgefield Cir 08/14/17
3. Ryland Revelle Lot 58 04/21/21
4. Misty Beard 234 W. Paradise Road 06/25/22
5. Bo & Judy Goodson 495 Ridgefield Cir 08/12/23
6. Dan & Christine McGee 221 Ridgefield Cir 08/13/23
7. Angie Johnson 363 W. Paradise Dr 06/27/26
8. John & Robin Stewart 85 Phillips Dr - 06/27/2026
9. Robert & Autumn Dirr 30 W. Paradise - 09/18/2026

Current Dock Owners

Dock A - Bob Read
Dock B - Wayne Acklen
Dock C - Bryan Dayett
Dock D - Walter McCord
Dock E - Terry Brown
Dock F - Katie Hill
Dock G - Donna Wise

Updated: 10/23/2026

ARTICLE VII – DOCK SPACE FOR BACK LOT OWNERS

1) Application Prerequisites.

a) Property owners without lake access are the only ones eligible for dock space, one space per lot or owner(s) with multiple lots.

b) Availability is on a first-come, first-served basis. Homeowners must request dock space in writing from the President. If no space is available then requests are to be time stamped and placed on a waiting list maintained by the President and the Secretary.

c) Future opening are offered to homeowners on the waiting list subject to the conditions stated in Article VII Paragraph below.

2) Transfer of currently occupied dock space

a) In the event a Current Dock Owner transfers or sells their property to an immediate family member (parent, child or sibling) the dock space may transfer to the new owner. All requirements for new owners apply. This also applies at the death of a current dock owner when property passes to a family member by means of a will or intestate laws.

b) Current Dock Owners who intend to sell or transfer property to a third party other than immediate family, become an inactive member, or intend to relinquish their dock space must execute one of the following options:

i) Remove the current dock structure within 90 days of transfer of their property or notice of relinquishing dock space. The 90 day period excludes any days the dock is unable to float due to water level conditions. PBPOA may remove the dock and sell for salvage after the 90 day period.

ii) Upon notifying the PBPOA President of intent to transfer property, PBPOA will provide a prioritized waiting list of homeowners who have requested dock space. Current Dock Owners may contact the names on the waiting list in prioritized order and offer to sell the current dock structure. The price shall be negotiated in good faith between the potential buyer and seller at a reasonable fair market value. If the parties cannot come to agreement on a fair market value then the fair market value shall be determined by a qualified third party business establishment that conducts regular dock business on Tims Ford Lake. The requesting homeowner has 30 days from receipt of the offer to buy the dock. The requesting homeowner must provide a bill of sale to PBPOA showing transfer of the dock structure; at such time PBPOA will transfer the dock space to the new owner. The dock space transfer is binding whether the current

Dock Owner completes sale of their Pine Bluff property or not. All requirements for new owners apply including execution of the TVA application and execution of the Revocable Dock License Agreement. PBPOA is not responsible if TVA rejects application for reasons beyond control of the PBPOA.

iii) In the event no current homeowner on the waiting list purchases the current dock structure within 30 days under the above terms then the Current Dock Owner may request written approval from the PBPOA allowing the dock space to transfer to a new homeowner purchasing the Current Dock Owner's property within a one year period. In the event the property is not sold in one year the approval for dock space is no longer valid and the homeowner must reapply for approval from the PBPOA Board. All requirements for new owners apply. PBPOA may withhold approval if the Current Dock Owner did not act in good faith with a fair market value offer to the homeowner on the waiting list as determined by a qualified third party business establishment that conducts regular dock business on Tims Ford Lake.

3) Application Process

a) Applicant contacts the President to see if dock space is available. Approval for use of space is granted by the Board or President.

b) The applicant meets with a representative of the board to see which space is to be used.

c) The applicant submits drawings from the dock builder to the President meeting the following requirements: dock to be positioned no closer than 10 feet from existing docks, one-slip docks only unless installed prior to January 1, 2016, all TVA regulations must be followed.

d) The applicant submits a check made out to TVA for the application fee.

e) The application is sent by the President to TVA for approval.

f) Once approval is granted by TVA, the applicant has one year to build the dock.

g) A Revocable Dock License Agreement (Ref. Appendix A) is signed by the applicant and submitted to the President.

h) Proof of liability insurance in the amount specified in the Addendum is submitted by them owner to the Treasurer annually.

4) Annual Requirements

a) Association dues must remain current at all times.

b) Dock owners are required to carry \$500,000 (minimum) liability insurance on their Outlot A boat dock.

c) A signed Revocable Dock License Agreement (appendix A) must be on file with the President.

d) Use of the dock must be evident. Dock must be maintained in a clean and orderly manner. Loose equipment must be stored within the boat or dock-side locker.

e) All TVA rules and requirements must be adhered to.