

# MAINE STATE LEGISLATURE

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# 118th MAINE LEGISLATURE

## FIRST REGULAR SESSION-1997

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Legislative Document

No. 223

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H.P. 168

House of Representatives, January 16, 1997

**An Act to Clarify the Territory Included within Lake Arrowhead  
Community, Incorporated.**

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Reference to the Committee on State and Local Government suggested and ordered printed.

A handwritten signature in cursive script that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative McALEVEY of Waterboro.  
Cosponsored by Senator LIBBY of York.

2 **Be it enacted by the People of the State of Maine as follows:**

4 **Sec. 1. P&SL 1995, c. 37, §2** is repealed and the following  
enacted in its place:

6 **Sec. 2. Territory of Lake Arrowhead Community, Inc., defined.**

8 The territory of Lake Arrowhead Community, Inc., being that real  
estate in the Town of Limerick and the Town of Waterboro in the  
County of York encompassed by the subdivisions sometimes known as  
10 Lake Arrowhead Estates including all lots, all real estate owned  
by Lake Arrowhead Community, Inc., all private roads and  
12 rights-of-way and all other real estate within the confines of  
the Lake Arrowhead Estates subdivisions as shown on and described  
14 by the subdivision plans of Lake Arrowhead Estates recorded in  
the York County Registry of Deeds. These plans include, but are  
16 not limited to, the following: that real estate shown on plans  
of Lake Arrowhead Estates recorded in York County Registry of  
18 Deeds in Book 50, Pages 12, 13 and 14 on December 30, 1969; Book  
50, Pages 17 and 18 on December 31, 1969; Book 52, Pages 46, 47  
20 and 48 on November 5, 1970; Book 54, Pages 23 and 24 on June 11,  
1971; Book 57, Page 33 on December 22, 1971; Book 61, Pages 4 to  
22 24, inclusive, Pages 25 to 31, inclusive, and Pages 33 to 37,  
inclusive, on January 18, 1973; Book 61, Pages 41 to 50,  
24 inclusive, on February 13, 1973; Book 62, Pages 1 to 52,  
inclusive, on February 13, 1973; Book 63, Pages 1 to 10,  
26 inclusive, on February 13, 1973; Book 65, Pages 20 to 28,  
inclusive, on September 26, 1973; and real estate described in a  
28 certain deed recorded in Book 2641, Page 279, recorded on March  
30 30, 1980; together with the inhabitants of that territory and the  
owners of real estate in that territory, is confirmed as a body  
32 politic and corporate by the name of Lake Arrowhead Community,  
Inc., referred to in this Act as the "corporation."

34 **SUMMARY**

36 The Legislature enacted Private and Special Law 1995,  
38 chapter 37 to clarify and expand the powers and duties of Lake  
Arrowhead Community, Inc.

40 Lake Arrowhead Community, Inc., a Maine nonprofit  
42 corporation, is a homeowners' association serving the needs of  
1,490 owners of some 3,200 lots of land with 860 homes in the  
44 development formerly known as Lake Arrowhead Estates in the Town  
of Limerick and the Town of Waterboro, York County.

46 In describing the territory encompassed by the association,  
48 Private and Special Law 1995, chapter 37 failed to explicitly  
include all lands within the association creating some confusion  
50 among association members. This bill remedies that omission.