

### **Georgia Power Company Family Entity Program**

Georgia Power Company's Family Entity Program was developed at the request of lessees and their estate planning attorneys to provide flexible ways to structure property ownership when developing estate plans. The Family Entity Program permits the use of various entities to be a lessee of a lake lot if the entity meets certain requirements, as detailed below.

#### *Basic Qualifications*

A trust, limited liability company, limited partnership, general partnership or corporation can qualify as a Family Entity under Georgia Power's Family Entity Program, so long as all of the interests in the Family Entity are held / owned by an individual (the "Head of the Family"), the spouse of the Head of the Family, descendants (children, grandchildren, etc.) of the Head of the Family and/or his/her spouse, or the spouses of those descendants. The Head of the Family does not need to be alive at the time the Family Entity is created.

Georgia Power does not require that the spouse and all of the descendants of the Head of the Family have interests in the Family Entity, but no one other than these categories of persons can have an interest in the Family Entity – an entity where unrelated individuals directly or indirectly own or have interests in the entity cannot qualify as a Family Entity.

The specific requirements to qualify as a family entity are contained in the Family Entity Addendum (with attached Certificate) and Bill of Sale, forms of which are available upon request.

#### *Documents / Fees Required by Georgia Power*

To make an application for approval of a Family Entity, complete copies of the following documents must be submitted to Georgia Power for review: all organizational documents and amendments, such as the trust agreement creating a trust, the Operating Agreement of a limited liability company, the partnership agreement of a limited or general partnership, and the Articles of Incorporation and By-Laws of a corporation. There is a non-refundable administrative fee of \$500.00 to apply for approval of a Family Entity, which amount must be paid in full at the time these documents are submitted for review. Georgia Power may request additional information and documentation based on review of the documents.

#### *Family Entity Documents to be Executed*

Once the organizational documents have been approved, completed copies of the Addendum, Certificate and Bill of Sale are submitted to Georgia Power for review before they

are executed. Due to the fact that Georgia Power owns and leases over 4,000 lake lots, no changes to these forms are allowed for administrative reasons.

All living persons who are beneficiaries (including contingent beneficiaries, such as grandchildren) must be included in the definition of a Certified Family Entity Owner on the Certificate and must execute the Certificate. A parent or legal guardian would need to sign on behalf of any Certified Family Entity Owner who is under the age of 18; provided, however, that when such person turns 18 years old they would need to sign an updated Certificate on their own behalf.

The Family Entity Agent listed on the Certificate cannot be a limited liability company, a trust, a trustee, a manager, an officer or anyone acting in any representative capacity; it must be an individual human being.

*Additional Considerations*

**Lessees are strongly advised to discuss the Family Entity Program and the use of a Family Entity with counsel of their choosing. Family Entities have significant legal consequences for all the parties, their estates and their descendants, including but not limited to tax and estate consequences. Georgia Power does not provide estate or tax advice.**