



## WELCOME TO EAST SHORES!

We are pleased you have chosen East Shores for your new home and thus now joining our community. We are a friendly and welcoming neighborhood, and we are certain that you will enjoy your residency here. East Shores is one of the first Crescent Communities developed by Crescent Resources, Inc., as an upscale subdivision providing lake access either by direct lake frontage with a permitted dock or via a community dock. We endeavor to maintain the standard set for East Shores and as provided for in the East Shores Covenants. Below is an introduction to information important to you.

### Covenants

Property in the East Shores subdivision is subject to the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for EAST SHORES** (the Covenants) which is referenced in your deed and recorded with the Register of Deeds of Oconee County. The Covenants can be viewed at the East Shores website, [EastShoresSC.com](http://EastShoresSC.com). Click on "Click here to enter site," and then "Covenants, Bylaws and Architectural Guidelines."

There are 51 lots in East Shores which includes two subgroups. The first subgroup contains 16 Boatslip Lots sharing the use of the community dock, located behind the Clubhouse, with individually-deeded right to exclusive use of a specific slip. The second subgroup contains five Promontory Lots along Wynswept Court, which is a private road. The Boatslip Lots and the Promontory Lots have separate assessments and fund balances in addition to the general assessment and fund balance. The streets in East Shores are county maintained with the exception of the private road and have a right-of-way on each side for utilities. The street lamps are maintained by Duke Energy.

**We strongly recommend that you review the Covenants.** We believe that they are not unduly restrictive, but they do contain rules that are designed to protect our owners' property rights and maintain East Shores' status as a premier residential community. In particular, please note the following:

- Leaseholds are not permitted for less than SIX MONTHS duration.
- Homes are limited to single family occupancy.
- Substantial modifications to structure or landscaping must be approved by the Architectural Control Committee.

### Association

The Covenants are administered and enforced by a homeowners association, **EAST SHORES OWNERS' ASSOCIATION, INC.** The Association is self-managed and led by a Board of Directors elected from among the owners. As a new owner, we hope you will take an active role in our association and will perhaps join one of our committees or consider filling a board position when one becomes vacant. The Association's bylaws are included in the Covenants.

### Assessments

Maintenance of common areas and amenities, reserves for long-term repairs and replacements, and other neighborhood activities are funded by an annual assessment. The assessment is established by the Board and collected in two semi-annual installments assessed in January and July. Invoices for the assessments are sent by email; you may request to have paper copies "U.S. Mailed" to you. An operating budget and a long-term reserve budget are prepared each year.

### Amenities

The clubhouse can be reserved using the form at <http://eastshoressc.com/reserve.html>. The clubhouse, pool and tennis court are locked. You may contact a member of the Board for the entrance code. The community dock is exclusive to Boatslip Lot owners. A variance request for short-term temporary storage of a restricted vehicle or trailer as detailed in our covenants may be submitted to the board secretary prior to placement of the vehicle on a lot, street or the parking area. This request is subject to approval by the secretary or other board member.

### Architectural Guidelines

The Covenants provide for an **Architectural Control Committee (ACC)** to regulate and enforce construction and landscaping activities in the subdivision. The ACC has established Architectural Guidelines as are included in the Covenants. It is very important to consult with the ACC before any substantial construction or landscaping activities, and before removing trees. Clear cutting of trees is not permitted within the 50 foot waterfront setback. **For the protection of all owners, the Architectural Guidelines are strictly enforced.**

### Communications

The Association has several means of communicating with owners. Official notices are provided by email, so **it is important that we have your correct email address.** If you require paper notifications, please contact the Secretary.

The **Association website** is accessed at [EastShoresSC.com](http://EastShoresSC.com). It includes:

- an Owner Directory (password protected);
- a map of the subdivision;
- a calendar for reserving the clubhouse;
- a list of officers & committees with board position responsibilities;
- board & owner meeting minutes (password protected);
- a schedule of long-term projects;
- covenants, bylaws and architectural guidelines;
- and other useful information.

The **Owner Directory** is available on the website and contains contact information for all owners – names, addresses, phone numbers and email – and information on who to contact in case of an emergency. (Critical information, such as social security or credit card numbers, is NOT included.) **The Directory is password protected** – only other owners have access. To submit your data for the Directory, please go to <http://eastshoressc.com/ownerDirectoryForm.html>.

A private **Message Board** is available for owners. (About half of the owners participate in it.) You can send a message to a single email address and it will be distributed to all of the Message Board members. Any replies to the message also go to all members. In this way a conversation can develop. There also is a web page where all conversations can be accessed. The Message Board is a Google Group and requires you to have a Google account to join. If you wish to participate, contact the Webmaster and instructions and an invitation to join will be sent to you.

### Social activities

Regular informal social events are scheduled. The Social Committee will publicize them by email and on the website.

Again, welcome to East Shores! We look forward to meeting you.

### **Board of Directors:**

President	Jim Hudson	<a href="mailto:President@EastShoresSC.com">President@EastShoresSC.com</a>
Vice President	Les Knight	<a href="mailto:VicePresident@EastShoresSC.com">VicePresident@EastShoresSC.com</a>
Secretary	Evans Massey	<a href="mailto:Secretary@EastShoresSC.com">Secretary@EastShoresSC.com</a>
Treasurer	Mark Torres	<a href="mailto:Treasurer@EastShoresSC.com">Treasurer@EastShoresSC.com</a>
At Large	Gary Beerman	<a href="mailto:AtLarge@EastShoresSC.com">AtLarge@EastShoresSC.com</a>

**EAST SHORES OWNERS' ASSOCIATION, INC.**

PO Box 1844, Seneca, SC 29679