**STONELEDGE AT LAKE KEOWEE OWNERS ASSOCIATION, INC.**

New Owner Information

**THE ASSOCIATION REQUESTS THAT THIS INFORMATION BE PROVIDED TO THE ASSOCIATION AT THE TIME THE ATTORNEY REQUESTS A CLOSING STATEMENT OF ACCOUNT**

Address of Townhome \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_West Union, SC 29696

Scheduled Date of Closing\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Permanent Address if not Stoneledge\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-Applicant Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Permanent Address if not Stoneledge\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Best phone number to use for gate access\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Gate code requested\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Please choose 4 numbers)

OWNER STATEMENT OF ACCOUNT FEE: $100 non-refundable fee to be collected at closing.

Please note the following:

1. Be sure you have read and signed the Answers to Most Frequently Asked Questions to avoid any misunderstanding. It is the Buyer’s responsibility to read and abide by the Stoneledge at Lake Keowee Owners Association’s Covenants and Restrictions, Bylaws, and Rules and Regulations. These documents are all available on the website [www.stoneledgehoa.com](http://www.stoneledgehoa.com)
2. Upon request by the closing attorney, the Bookkeeper will issue a Closing Statement of Account to the attorney for the settlement paperwork.
3. Please complete the form above and return it no later than 5 days prior to closing. Incomplete or inaccurate information may result in delays with key fobs, gate access, the failure to receive important community messages, and delays accessing community amenities.
4. It is the Buyers or the Buyers Agents responsibility to ensure they obtain from the seller the mailbox key, mailbox number, gate fobs, garage door openers, and boat slip number if applicable. Any replacements will result in charges to the Buyer.
5. If a Boat Slip is to transfer with the townhome, the Buyer must also fill out the [Application for transfer of Boat Slip License](http://stoneledgehoa.com/wp-content/uploads/2016/09/Application-for-Transfer-of-Boat-Slip-License.pdf) available on the website and return it with this application.

**STONELEDGE AT LAKE KEOWEE OWNERS ASSOCIATION, INC.**

**ANSWERS TO MOST FREQUENTLY ASKED QUESTIONS**

INFORMATION:

Information about insurance, governing documents, procedures, financials, meetings, newsletters, and a resource list are all available on the website [www.stoneledgehoa.com](file:///C%3A%5CUsers%5COwner%5CDesktop%5Cwww.stoneledgehoa.com) Please check there first. Certain areas require a password which will be given out by request of a new owner. Contact information for the Board Members, Property Manager, Communications Leader, Bookkeeper, etc is also published in the event the information you need is not available on the website.

MODIFICATIONS/IMPROVEMENTS:

Any alteration or changes to the exterior of the property must be requested in writing through the Architectural Committee (AC). Contact information is available on the website. All projects must be approved before work is commenced.

TRASH:

There are 3 dumpsters located around the bend on Sunset Point Dr. These receptacles SHOULD ONLY BE USED FOR HOUSEHOLD TRASH. All cardboard boxes and large items should be taken to the Ebenezer Trash and Recycling Center located at 1089 Safety Harbor Rd, West Union. This is just 2.6 miles and 5 minutes away. No dumpsters other than those brought onto the property by the Association are permitted within the community. Permission for contractor dumpsters to be parked in the storage area across the street may be given provided the Property Manager is contacted in advance to guide in the placement. Details can be found under the AC Guidelines tab on the website.

FRONT GATE ACCESS:

The code you have requested will be entered into the control box at the gate. You can open the gate by first pushing the # followed by the 4 digit code. All owners will be issued 2 bar code entry passes with instructions on where and how to affix them to your driver’s side window. Additional passes may be purchased for $15 each.

QUIET HOURS:

Quiet hours are from 11pm to 8am. Voices carry, especially around the water, and our enclosed porches offer no sound barrier. Please take all loud conversations, music, etc inside during quiet hours.

COMMON AREAS:

The Common Areas are for the use and enjoyment of all owners and tenants. Any damage from misuse of a common area will be the responsibility of the offending party. Everyone is asked to be courteous and refrain from any behavior that might be considered offensive to others.

DOCKS:

The 10 docks located around the community are considered Common Area and may be used by all residents for swimming, fishing, etc. Please be considerate and do not leave items unattended on the docks. The slips are leased to individuals and no one is permitted to utilize a slip that is not leased to them without the owner’s permission. End tie usage is restricted to temporary daytime use and no watercraft is to be left on end ties overnight. There are further specific rules regarding dock use which are listed on signs in front of each dock as well as on the website.

BOAT AND LIFT PARAMETERS

Boat length is not to exceed 24’ design, excluding the outboard motor. Boat beam is not to exceed 8’6”. Boat dry weight is not to exceed 5,000 lbs. The above three limitations are applicable to all boats whether on a lift or floating in the slip. No part of the lift is to extend outside the slip’s footprint. All new lift installs must be approved by the property manager for conformance on mechanical fastening to the docks prior use. Corner braces should not be removed, quality stainless steel bolts (not sheet metal screws, etc) must be used, and current electrical installation must not be compromised. Use of a licensed electrician is required if current electrical installation is modified and or disconnected for lift installation. The boat when lifted should not impede the usage of the dock system in any way. Lifts when in the lowered position place extra stress on the dock system. A lift should not be left in the lowered position for more than 24 hours. Any existing lift system installed before October 1, 2021 will be grandfathered. Existing boats in slips as of October 1, 2021 which are nonconforming to the above specifications will be grandfathered as long as the owner owns the vessel. Owners are responsible for any damage to the dock system that is caused by the lift or the boat.

PARKING:

Each townhome has one designated parking space assigned to it in addition to the garage. Unmarked spaces may be used by guests or other owners on a first come first serve basis. Overflow parking is available near the dumpsters on Sunset Point Dr, on Driftwood Lane, and at the end of Sunset Point Dr.

No owner is permitted to use another owner’s space without that owner’s permission.

TRAILERS AND LARGE VEHICLES:

All boats, trailers, campers, motor homes, and any vehicle over 20 ft in length must be stored in the storage area across Morgan Rd. Large vehicles and trailers may be parked in the community briefly for purposes of loading, unloading and cleaning but must be moved to the storage area afterward. Special permission *with restrictions* may be given for some contractor trailers, provided prior permission is obtained from the Property Manager. The detailed Architectural Guidelines may be found on the website under the AC Guidelines tab.

POOL:

The Pool is considered a public pool according to DHEC guidelines and as such is subject to DHEC Rules and Regulations, all of which are posted.

CLUBHOUSE:

The clubhouse and fitness room located at 521 Sunset Point Dr are available for all owners enjoyment. Children under the age of 12 must be supervised at all times.

PETS:

Owners and guests are permitted to have up to 2 domesticated pets per townhome. The owners are responsible for their pets and any cleanup that is required. Pets should never be left unattended on porches.

PAYMENT OF DUES:

Statements will be emailed around the 20th of the month and will include any payments made since the previous statement as well as dues owed for the upcoming month. Checks can be mailed to 521 Sunset Point Dr or placed in the HOA Dropbox located in the mailbox enclosure. If you would like to set up automatic payments, you may do so through the billpay function at your bank. The HOA does not have the capability to debit your account nor can it accept credit card payments.

RENTAL RESTRICTIONS

Any owner who has purchased their home on or after May 17, 2018 may not rent their home for a period of less than ninety (90) days. Any owner desiring to rent should review all requirements and restrictions which are available on the website (See 2018 Amendment to the Covenants).

I/WE ACKNOWLEDGE AND UNDERSTAND THERE ARE RULES AND REGULATIONS FOR STONELEDGE AT LAKE KEOWEE OWNERS ASSOCIATION, INC.

Should the undersigned violate any of the rules and regulations, they understand they are subject to possible fines as spelled out in the published governing documents.

\_\_\_\_\_

Signature of New Owner Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of New Co-Owner Date

PLEASE RETURN COMPLETED FORM VIA EMAIL TO : donna@stoneledgehoa.com

OR VIA USPS MAIL TO : Stoneledge at Lake Keowee HOA

 521 Sunset Point Dr

 West Union SC 29696