

Welcome Packet

(Logo goes here)

Deer Lake Subdivision

(803)381-6311

Columbia, SC29229

The primary purpose of the Deer Lake Homeowner's Association is to build a community and ensure the best quality of life for all homeowners while maintaining and enhancing Property values through enforcing the bylaws, covenants, and maintenance of the association's common areas.

Welcome to Deer Lake Subdivision

Dear Homeowner:

Congratulations on the purchase of your new home. On behalf of the Deer Lake Homeowner's Association Board (2019-2020) and all homeowners of Deer Lake, we would like to officially welcome you to our neighborhood. We are so pleased that you have chosen to call Deer Lake "home." We certainly look forward to meeting you by personal visit, walking throughout the neighborhood, or a community activity.

Moving into a common-interest community property governed by a homeowner's association can be a confusing and challenging ordeal, especially for those who have never been involved with a homeowner's association. Deer Lake HOA (2019-2020) would like your experience here to be a positive and enjoyable one. In order to help you with this progress, we have created this brief document to provide you with some key areas of interest for all homeowners and residents. This document is to serve as a brief/simple summary. It is not designed to replace or be a substitute for the Deer Lake Homeowner's Association governing documents. All potential homeowners should be given the opportunity to read and understand the governing documents prior to moving into the Deer Lake community and each homeowner is responsible for honoring the provisions of these documents.

Deer Lake HOA

Deer Lake Homeowner's Association (HOA) was created by the Developer as a formal legal entity to maintain common areas of the Association and ensure quality and value of properties within the neighborhood. As a legal authority, the HOA is deemed to enact and enforce maintenance and design standards in addition to the standards established by the city.

Covenants

Deer Lake is a covenant-controlled community. As a homeowner (or renter), it is your obligation to read and comply with the dedicatory documents of the association called the Declaration, Covenants, Conditions & Restrictions (DCCR's). By accepting title to your home, one automatically accepts responsibility to abide by these covenants. The dedicatory documents can be found in your closing papers or on the Nextdoor website under Documents, which is located to the left of the web page on Nextdoor.com. Go to nextdoor.com and join. Please make sure you join Deer Lake as the Nextdoor website has about 12 or more communities.

The association operates under a volunteer Board of Directors who oversees the development. Due to residing within Deer Lake, residents are bound by the rules and regulations set forth in the dedicatory documents. Should a violation of these documents occur, a homeowner will receive a written notice of the covenant violation with proper timeframe to resolve the issue. Should a violation go unresolved a fine may be assessed. Fines are intended to target covenant infractions that have a direct correlation to **home values** and **consistency of architecture**. **It is not the desire of the Board to fine a homeowner, however, violations which affect property values and/or neighborhood appearance must be resolved in a timely manner.** The fines are in place to provide motivation to resolve the issue, not as a punishment. Should you need to address a covenant violation or information regarding fines, they can be found by contacting the Deer Lake HOA.

HOA Communications

The Nextdoor website is the center for communication and education of our association. There is a plethora of information for learning more about Deer Lake Covenants and Bylaws. We will post events, activities, and how you can become involved. You can ask questions in the general

or private message the board and we can help you with your concerns or point you in the right direction. Below is a quick glance of what you can find on the Nextdoor website.

Nextdoor.com website pages at-a-glance:

Home

Deer Lake

Map

Neighborhood

Recommendations

For Sale & Free

Events

Real Estate

Lost & Found

Documents (Covenants, Bylaws, & meeting minutes)

General

And more

Upon move-in you will be introduced to and invited to join our social network called NextDoor.

You can learn more at NextDoor.com.

Deer Lake Board of Directors

The operation of your homeowner's association is governed by an active volunteer Board of Directors. The current Board (established March 9, 2019), consists of five members, all of which are homeowners in the Deer Lake Community. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established dedicatory documents of the Association.

President	<i>George Williams, Jr.</i>
Vice President	<i>Samuel D. Brackenridge</i>
Treasurer	<i>Karen E. Thompson</i>
Secretary	<i>Julius Durant</i>
Board Member	<i>Jerome S. Ponder</i>

Deer Lake Homeowner's Association At-A-Glance

- Covenant Information
- Architectural Control Committee
- Annual Assessments (Dues, Fees)
- Meetings
- Property Inspections
- Deed Restriction Violations (DVR)
- Contacting the HOA (No onsite offices)
- Copies of the legal dedicatory documents for Deer Lake HOA:
- Declaration, Covenants, Conditions & Restrictions located in your closing papers and the Documents Library on the association website, Nextdoor.com.

All modifications to the exterior of your property, including painting, solar panels, fences & landscaping to name a few must be submitted and approved by the ARC prior to beginning the project.

Send Deer Lake HOA an email submitting requests for approval to Deer Lake HOA, P.O. Box 23412, Columbia, SC 29224

As of January 1, 2019, annual assessments (also called dues & fees) are \$225 per year. Annual assessments are due January 1st of each year payable by January 31st. If you pay your fees by January 31st, you will receive a \$25 discount, making your payment \$200. If you pay after January 31st, you will pay the full fee of \$225. If your fees are not paid by February 15th, you will begin accruing late fees. NO CASH EXCEPTED...

- Payments are to be made to Deer Lake HOA and mailed to P.O. Box 23412
Columbia, SC 29224
- Currently Deer Lake HOA holds only one annual meeting and 3 community meetings
- Notices are mailed in sufficient advance by the HOA to ensure your attendance
- Each homeowner is encouraged to attend the annual meeting

- Neighborhood inspections are held by the HOA and City of Columbia code enforcement at the minimum every month to identify covenant violations. If issues arise and need to be addressed, respective homeowners will be notified by mail.
- Homeowners are asked to address any such correspondence with Deer Lake HOA or City of Columbia Code enforcement or City of Columbia Police Department (the party that sent the violation).
- To report a deed restriction violation within the association, please submit your inquiry to Deer Lake HOA P.O.BOX 23412 Columbia SC 29224, or DeerlakeHoa@outlook.com.
- All inquiries will be added to the next inspection for review and subsequent resolution.

Telephone contact: () -

Email: DeerlakeHOA@outlook.com

Website: www.Nextdoor.com, then click on Deer Lake after becoming a member

Deer Lake Homeowner's Association At-A-Glance (cont'd)

- Speed Limit
- Parking
- Common Areas & Grounds Maintenance
- Rules and Policies
- Trash Pickup
- Important Contact Information (<https://columbiasc.net/depts/pr/docs/knowyourcity>)
- The speed limit throughout the neighborhood is 15mph. Our motto regarding speed is “10 we all win!”
- Every homeowner, guests, and service personnel are encouraged to pay attention to the speed limit. With our curvy streets, people walking, and children playing, 10 is definitely a win.
- No parking on grass. (**City code**) Contact code enforcement
- Parking should be only in designated parking spaces (Driveways and/or Garages). **Article 7.16 a**

- No RV's, boats and/or utility trailers may be parked in ones driveway unless in use and parking is only momentarily allowed (**5 days**). **Article 7.16 b**
- No Semi Trucks allowed in a residential neighborhood. (**City code**) Contact code enforcement
- Guest parking on the street is allowed on a temporary basis as long as street traffic is not impeded. Contact HOA
- Deer Lake is responsible for maintaining the lawns, trees, shrubs and other plantings located in the common areas of the HOA. This includes both entrances, lake, greenbelts, fire trails around lake and walking paths. If issues arise within one of these areas please submit an inquiry to Deer Lake HOA@outlook.com or the Deer Lake P.O. Box address
- Deer Lake has adopted a number of helpful rules and policies over the years to assist in improving the quality of the community and operation of the association. These can be found in the Documents Library on our website: Nextdoor.com
- Homeowners are bound by these additional restrictive covenants and bylaws.
- Covenants address such items as pets, noise, parking, payments, general repairs, etc.
- **The City of Columbia picks up household garbage (Green Trash cans) within the Deer Lake neighborhood every Friday. Bulk trash and wood pickup is every Tuesday and pickup for plastics (Blue Trash cans) every 1st and 3rd Friday of every month. HOA rules allow for homeowners to place up to two trash receptacles by the curve on the evening before putting out to the curb and returning to its proper place by the following evening.**

Website Administrator: Owner and Manager Patty Catalano

The Web administrator maintains a free interactive website that can be found at Nextdoor.com.

The website provides a calendar of events, meetings and meeting minutes, all dedicatory documents social media, documents library, contact information, education area and much more.

Vince and Patty Catalano took over from the developer to hold the first official board.

Everything is posted in the Documents to provide some history of Deer Lake. Deer Lake's board of 2019-2020 will run the board similar to the way Vince ran his board. **Transparency** - our homeowners will be "in the know" with multiple ways of communication: Via by phone,

Nextdoor website, DeerlakeHOA@outlook.com, board meetings and the board being within the community wearing lime green vest marked Deer Lake HOA.

Deer Lake Homeowner's Association

Lamppost and Electrical Power Outage

Utilities

Schools

Important Numbers

Government

Newspaper and Media

Lampposts within Deer Lake are maintained by SCE&G. All outages should be reported to SCE&G

Water: City of Columbia

Trash Pickup: City of Columbia

These schools are specific to residents of Deer Lake

- Grades K-5: Pontiac Elementary (803)699-2700
- Grades 6-8: E. L. Wright Middle School (803)73-68740
- Grades 9-12: Spring Valley High School (803)699-3500
- Grades 9-12: Richland Northeast High School (803)699-2800

City of Columbia Water Dept. (803)545-3300

City of Columbia Police Dept., non-emergency (East Region)(803)545-3500

City of Columbia Fire Dept., non-emergency (803)545-3700

For driver's license changes, voter registration, where to vote, etc., please utilize these pages on the website: <https://columbiasc.net/depts/pr/docs/knownyourcity>

Local Channels for your local news

ABC-KLTV: Channel 10

NBC-KETK: Channel 25

CBS-KYTX: Channel 19

FOX-KFXK: Channel 57