

WELCOME TO THE CLUB AT LEGEND OAKS HOA2

IMPORTANT: This is **NOT** a replacement to the Covenants, By-Laws, and Architectural Review Guidelines. A full description of all Covenants, By-Laws, and Architectural Review Guidelines can be found on the IMC Charleston website (<https://www.imccharleston.com/legend-oaks-ii>). While there are several HOAs in Legend Oaks, you are a member in **Legend Oaks HOA 2**.

Legend Oaks HOA2 is comprised of 199 lots. There are 77 lots located in the front section and 122 lots located in the back section, known as The Preserve. All 199 lots make up The Club at Legend Oaks and are governed by the documents found on the IMC website. The Preserve section has a mechanical gate for ingress and egress. Gate function will be described and distributed to those who are moving into the Preserve.

BOARD of DIRECTORS

Each homeowner in Legend Oaks 2 is a member of the homeowners association (HOA2). The HOA is governed by a set of documents, also known as Covenants and By-Laws and managed by a Board. The Board consists of up to 5 people. Any member of the HOA in good standing is eligible to run for office on the Board. Board terms are staggered and elections for open positions are held every year prior to and during the Annual meeting (usually in January). All homeowners in the HOA receive one vote and it is hoped that all homeowners exercise their right to run and vote for the Board members. The Board has certain responsibilities including and not limited to ensuring that all existing Covenants and By-Laws are followed. Changes to the Covenants have and can be changed by a vote of the 199 homeowners in the HOA. Any changes require a 2/3 majority of the Homeowners (132) to make any changes. The names, positions and contact information for all Board members are available on the IMC website. Each year the Board will send to each homeowner a copy of the budget for the upcoming fiscal year (January thru December).

Please feel free to contact the Board for any questions or concerns. You can email the BOD by using the following email address:

board.legendoaksii@gmail.com

MANAGEMENT COMPANY

The HOA uses an external management company to manage some business functions of the association. They collect the quarterly dues and pay the association's bills (landscaping, electricity, taxes, etc.) Most neighborhood communication will come through the Management Company. They also help enforce the Architectural Review Guidelines and the Covenants. The Management Company will periodically send informational e-mails.

Please be sure to visit the IMC website at www.imccharleston.com, navigate to the HOA2 link and set up your account. Most of the information you will need to know can be easily found on the site. It is also important to make sure that IMC has your e-mail(s) so that important information can be sent out to you. This is currently the best way to assure that you have the latest information that needs to be communicated to you by either the Board or the Management Company.

The HOA Board of Directors maintains a Facebook Page (HOA the Club at Legend Oaks) as a source of additional community information. The required Annual Meeting is held in January and Official Notice will be mailed to the property owner's address on record. Please contact the Management Company directly for questions concerning the operation of our community.

Contact Information: www.imccharleston.com/ Dee Singleton's email address: Derrika@IMCCHS.com

GATE OPERATION TO THE PRESERVE SECTION:

If you live in the Preserve section, you will note that there is a gate that needs to be accessed to enter the community. All roads in the Preserve are private roads. It is important to note that these roads are not under the jurisdiction of Dorchester County. Any and all changes, maintenance and/or repair are handled and paid for by the Homeowners in this section.

There are three ways that you can get access to open the gate.

1. **Key Card-** The most common way that residents enter the Preserve is thru the use of a Key Card. These are issued by the Management Company upon the request of the homeowner. There is a small fee associated with these cards. Please contact IMC to get the cards needed for your household. Access with the card is available at the main entrance to the gate
2. **Personal 4 Digit Code-** Each household is assigned one personal four digit code that can be used to access the gate when the key card is not available. The # symbol followed by your 4 digit code is used to open the gate directly from the keypad. It is highly recommended that this code be used only by immediate family members and not given out to contractors, visitors, etc. Access using the code is available at the keypad at the right lane entrance to the Preserve. **The security that is provided to the community by having this gate is compromised when codes are handed out to non-family members.**
3. **3 Digit Code-** When requested, the Management Company can set up a 3 digit code for any and all cell or home phones. When this code is entered into the call box, you will receive a call to your phone. You can speak to the person seeking access and grant entrance to the community by pressing the number 9 on your cell or home phone. You do not have to be home to grant access. As long as you have your device in your possession you can open the gate for any visitor. This is a great way to allow non-family members access to your home and community. **It is strongly recommended that your 3 digit code is the only code you should give out to non-family members and any and all visitors.** The front gate phone number is **843-871-1082**. We suggest you add this number to your contact list as this is the number that will show on your cell device when a call is made using your 3 digit code.

The call box in the right lane also has a listing of all residents and their call code.. Be sure to test your codes after receipt from the Management Company.

In the event of a power failure, the gates will fail in the open position. Do not push the gates open or closed. A phone number is posted at the gate if there are any issues with the gate operation.

HD cameras are used at the gate at all times. These cameras capture the license plates of all cars entering and exiting the Preserve. This provides an extra layer of security and in the event any damage is done by the inadvertent striking of the gate by a car, truck or trailer, we would have the information necessary to locate the people responsible. Please remember that any and all expenses associated with the repair and maintenance of the gate, the keypad and all associated gate facilities are borne solely by the Preserve

homeowners. It is extremely important to use care and caution when exiting and entering to avoid any and all unnecessary expenses.

ARCHITECTURAL REVIEW COMMITTEE:

The Architectural Review Committee (ARC) has been established in accordance with the recorded Covenants. Its committee is composed of 3 to 5 members appointed by the Board. The ARC is charged to ensure that all construction projects are completed according to approved plans.

EXTERIOR CHANGES AND PAINT COLORS AND LANDSCAPING:

An Architectural Review Application must be submitted and approved before any exterior changes can be made to any property in the community. These changes include and are not limited to any landscaping, tree removal, fences, painting and any and all changes you desire to the exterior of your home and your property . The application required can be found on the IMC website.

The ARC has established approved exterior paint colors for all homes, including any touch up painting (ex. your front door). The currently approved exterior paint color palette is Sherwin Williams – **Colors of Historic Charleston**. The approved paint colors are from DCR001 to DCR122. If you wish to change the color of your home, the “Rule of Six” also applies. All exterior painting requires the homeowner to submit an Architectural Review Board Application for approval. Please note that “**Colors of the Low Country**” are NOT approved colors.

FACEBOOK COMMUNICATION:

The Board will also frequently communicate with the community via Facebook. **HOA The Club at Legend Oaks** is the official Facebook site for HOA2. When there are important notices or information that needs to be shared, it will be posted on the Facebook page as well as sent via e-mail. **If you have multiple e-mails in your household that need to receive these messages, please be sure that the Management Company has all of these e-mails.** Please also check your spam folder to make sure that all messages are coming directly to you. You will also find that there are numerous Legend Oaks Facebook pages. You can search Legend Oaks to see if any are of interest to you.

FENCES:

Fences are permitted in the rear of your home. Specific requirements are included in the Architectural Review Guidelines. For homes adjacent to the golf course there are also very specific landscape requirements.

GATORS:

Residents should assume that all ponds in our neighborhood are home to a gator. The bigger the pond,

the bigger the gator. **DO NOT FEED OR MOLEST ANY GATOR it is against the law to do so.** The HOA contracts and pays for removal of any nuisance gators.

GOLF COURSE ACCESS:

Please note that the Legend Oaks Golf Course is not associated with or a part of our HOA. It is a public golf course that is owned and operated by the owners of the course. We have a long established good relationship with the course and course management and work hard to keep that relationship strong. Please note that the golf cart paths that run through our community are for the exclusive use of the golfers and golf course employees. It is requested that no members of our community use the course to walk, ride, play in sand traps etc. There is a liability issue if non-paying customers are injured when using the course for an activity other than golf. Therefore, the course has posted signs and has requested that no residents use the course unless they are playing. As tempting as it might be to take a stroll on the course during the day, we risk our great relationship with the course if we continue to trespass upon golf course property.

For those of you who wish to travel to the clubhouse, pool or tennis area by bike, cart or by walking, can access a pathway specifically designated for our use. This path starts at the end of History Lane. After a short walk (ride), take a right hand turn down the dirt path crossing in front of the 18th tee and continuing all the way out to the road adjacent to the first green. You can then bike, walk or ride up that road to the clubhouse. The Board worked hard a number of years ago to find a way to give HOA2 easy access to the facilities at the clubhouse without having to access Highway 61. Although this description may be difficult to follow for new homeowners, one trip down the access path and you will easily familiarize yourself with this route.

PARKING ON THE ROAD & SPEED LIMIT:

The roads in our community were not designed for street parking, therefore, parking on any road is not permitted except for occasional short term guest parking. There is no parking allowed on the grass at any time. There is also no overnight parking allowed on any street in our community. Please make sure that all vehicles are in the driveway and/or garage at night. There are other vehicle restrictions that are covered in the Covenants and By-Laws.

Please obey the 20 MPH speed limit. Golf carts have the right of way at all marked crossings. The use of golf carts are allowed in the community. **All golf cart usage is governed by the laws of the State of South Carolina.** If you have or use a golf cart please familiarize yourself with these rules. For example, only licensed drivers are permitted to drive a golf cart on any road.

PLAYGROUND EQUIPMENT:

Playground equipment is permitted in the rear yard only. Please see the Architectural Review Guidelines. Any proposed play equipment, including trampolines, must be submitted to the ARC for review and approval. Information requested must include the specifications for the equipment (size, color, material of construction, etc.) and a plot-plan indicating the proposed location of the equipment on the lot. You can obtain a copy of your plot-plan from the Dorchester County government website.

TRASH COLLECTION:

The Club at Legend Oaks is NOT located within the city of Summerville. Residents need to contract

individually for trash, recycle and garden waste pick-up. Or, as an alternative, residents can take trash and recyclables to the Convenience Center on RT 61 South (Beach Hill Road) and yard waste to the facility on Miles Jamison Road.

UTILITIES:

The following companies provide services to our neighborhood. For water and sewage, you may need to visit their offices to set up an account.

Water: Dorchester County Water Authority

Sewer: Dorchester County Water and Sewer

Electric and Gas: Dominion Energy

Cable: Spectrum, Dish, DIRECTV

Internet: ATT, Spectrum

Landline Phone: Spectrum , ATT

Once again welcome to our community. It is great to have you here. This is a great place to live and we hope that you can take advantage of everything this area has to offer. If you need additional information or have questions please feel free to reach out to IMC or contact any member of the Board.

