

# WELCOME TO ***THE CLUB AT LEGEND OAKS***

## **PURPOSE:**

The purpose of this document is to acquaint neighbors with some features of our neighborhood. It is NOT a replacement to the Architectural Review Guidelines or the Covenants.

## **MANAGEMENT COMPANY**

The HOA uses an external management company to manage some business functions of the association. They collect the quarterly dues and pay our 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 emails. Please be sure to provide your email address to 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/](http://www.imccharleston.com/)

Dee Singleton's email address: [Derrika@IMCCHS.com](mailto:Derrika@IMCCHS.com)

## **FACEBOOK COMMUNICATION**

The Board will also frequently communicate with the community via Facebook. [https://www.facebook.com/groups/375697186128293/?multi\\_permaLinks=1060701807627824%2C1058574987840506-1f\\_id=1577538455912597-1f\\_t=group\\_activity](https://www.facebook.com/groups/375697186128293/?multi_permaLinks=1060701807627824%2C1058574987840506-1f_id=1577538455912597-1f_t=group_activity)

## **EXTERIOR CHANGES AND PAINT COLORS**

An Architectural Review Application must be submitted and approved before any exterior changes can be made to any property in the community. 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 then 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.

## **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:** Direct TV (AT&T), Spectrum

**Land Line Phone:** Spectrum

**Internet:** Spectrum

## **PARKING ON THE ROAD & SPEED LIMIT**

Street parking on any road is not permitted except for occasional short term guest parking. Please obey the 20 MPH speed limit. Golf carts have the right of way at all marked crossings. Please have visitors park in your driveway whenever possible. If you park a car in the driveway overnight, be sure to lock it.

## **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.

## **GATE OPERATION TO THE PRESERVE SECTION:**

Because of the gate on Legacy Lane, Silver Cypress Circle and all cul-de-sacs off Silver Cypress are considered private roads. Homeowners in the Preserve Section pay a higher quarterly fee to cover maintenance of the gate and the roads. There are two ways residents can open the gate. A key fob issued by the management company or a personal five-digit code also issued by the management company.

**Please do not give your private code to contractors or visitors.** Although not perfect, the gate does provide some level of security and giving out your personal code only weakens that security for everyone. Also, please do not piggyback on the car in front of you as this also limits security.

The right lane to the gate has a call box. When requested, the management company will set up a 3-digit code that will call your cell or home phone. When you answer you may speak with the visitor and then press 9 on your phone to open the gate. The call box also has a listing of all residents and their call code, although at times it is difficult to see and use. Be sure to test your codes after receipt from the management company. We also suggest you add the front gate phone number (843-871-1082) to your cell phone contact list.

Weekdays the gates are held in the open position from 6:00 AM to 8:00 AM and 4:00 PM to 6:00 PM. This allows commuter traffic and school buses easier access.

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

## **ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee (ARC) has been established in accordance with the recorded Covenants. It is comprised 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.

## **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. The HOA contracts and pays for removal of any nuisance gators.

## **PLAYGROUND EQUIPMENT**

Playground equipment is permitted in the rear yard. See the Architectural Review Guidelines. Any proposed play equipment including trampolines must be submitted to the ARC for review and approval. Information requested 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.

## **LANDSCAPING**

Any proposed landscape changes around your home must be submitted to the ARC for review and approval before work is started.