



## FAQs

**Please note:**

**All the information herein is deemed accurate as of 05/5/2008, but is not warranted. Please contact the HOA for updated fees, rules and regulations.**

**Where is Pintail Point located?**

Gilbert, SC (Lexington County)

**How do I get to Pintail Point?**

Traveling West on Hwy 378 through Lexington, stay to the right on Hwy 378 after the Hwy 1/ Hwy 378 Split. Continue approximately 10 miles to Shore Rd (2.5 miles past Jake Knotts bridge). Turn right on Shore Rd. Travel 1.5 miles until you see the Pintail Point entrance on the right side.

**Where can I find more information about Pintail Point?**

↪ <http://pintailpointonlakemurray.com>

- About Pintail Point
- Photo Gallery
- Amenities
- Sales Info (lots, boat slips, spec homes)
- Owners Forums
- Contact

↪ Courtesy GMAC Real Estate

**What is the size of Pintail Point?**

110 lots within 85.9 acres

**What school district serves Pintail Point?**

Lexington 1 (Gilbert elementary, middle, high school)

**What amenities does it feature?**

- ↪ Lakefront Clubhouse/Pool
- ↪ Three (3) Competitive Tennis Courts
- ↪ 100 Slip Marina, boat ramp, and courtesy dock
- ↪ Groomed walking and bike paths

**When will the amenities be available?**

- ↪ Lakefront Clubhouse/Pool – 8/2006
- ↪ Three (3) Competitive Tennis Courts – 9/2007
- ↪ 100 Slip Marina – 1/2008
- ↪ Boat Ramp and Courtesy Dock – 4/2007
- ↪ Groomed walking and bike paths – 7/2007

**What are the association dues?**

- ↪ \$500/year – Homeowners Association
- ↪ \$240/year – Marina Association

**Can the association dues increase?**

Yes, up to 10% per year

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### What do the association dues cover?

- ↷ Homeowners Association – Landscaping; Pool Maintenance; Clubhouse and Irrigation Water/Sewer; Entrance, Island, and Clubhouse Electric; Maintenance & Repair
- ↷ Marina Association – Basic Electric, Maintenance & Repair

### Who manages the association?

The developer currently manages both associations. Once the community is 75% sold-out, a board-of-directors will be elected from the owners to manage the associations. The Homeowners association is comprised of all lot owners. The Marina association is comprised of all boat slip owners.

### Is Lakeside Reserve a part of Pintail Point?

No. Lakeside Reserve is a separate development with a separate homeowners association. However, the Lakeside Reserve HOA pays \$250/year per owner for each of their owners to have access to the Pintail Point amenities including the right to purchase boat slips.

### How do I reserve the clubhouse?

- ↷ Determine the date and time frame for which you would like to reserve the clubhouse. The timeframe should be limited to four (4) hours. Exceptions will be considered upon request.
- ↷ Contact the Pintail Point Homeowners Association - (803.356.6002, at least 24 hours in advance of your desired date/time, to schedule your reservation. Reservations are taken on a first-come-first-serve basis. When scheduling your reservation, also schedule a time for a representative from HOA to meet you at the clubhouse to inspect the facility and receive the returned keys.
- ↷ On the day of your event, or no sooner than 24 hours in advance, pick-up the clubhouse keys at the Courtesy GMAC office located at 649 W. Hwy 378, Lexington, SC 29072. A deposit of \$100 is due when the keys are picked-up.
- ↷ After your event, ensure that the clubhouse is cleaned (floors swept/mopped, counters wiped down, and garbage removed). Cleaning supplies can be found in the main room closet.
- ↷ Meet with the representative from HOA at the scheduled time after your event to review the condition of the clubhouse and return the keys. If the clubhouse is determined to be appropriately cleaned, your deposit check will be returned at this time.

### What utilities are available?

- ↷ Cable/Internet – PBT, Time Warner
- ↷ Phone – PBT
- ↷ Electric – MCEC
- ↷ Gas – SCE&G. Owners are required to use natural gas for heating and hot water. If they do not choose to use natural gas for both of these appliances, the owner will incur a \$250 one time fee to SCE&G. Other appliances such as gas cooking or gas logs cannot be substituted for one of the required appliances.
- ↷ Sewer – Town of Lexington
- ↷ Water – Gilbert-Summit Water

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### Where is the nearest fire department?

Hollow-Creek Fire Department – 2 miles from Pintail Point

### How do I obtain a mailbox?

Lot owners are responsible for purchasing and ordering their own mailboxes. To order your mailbox, call Chip Ridgeway with R&R Specialties, at 803-600-7880. Allow six weeks for mailbox fabrication. Therefore, place your order six weeks prior to your desired installation date. The US Postal Service will not deliver mail without a mailbox. R & R Specialties requires payment in full before the mailbox can be installed.

### Who provides trash service? When is the pickup?

Johnson's Garbage Service – 754-5537 - Monday

### What are the community-associated building costs?

- ~ 5' sidewalks - \$1500 - \$2500
- ~ Sewer/Water Taps - \$2500/\$1500 (\$4000)
- ~ Standard Mailbox - \$400
- ~ ARB Review - \$500
- ~ Landscaping Review - \$100

### What are the landscape requirements?

- ~ Irrigation systems are required for all front and side yards. Systems covering all landscaped areas are strongly encouraged.
- ~ Sprinkler heads at curb should be protected and should not spray across sidewalk/into road during normal operation.
- ~ Sod is required for all front/side yards. Back yards and all disturbed areas within 30 feet of the home must either have sod or over seed with seasonal turf (winter rye/brown-top millet) for erosion control.
- ~ Natural areas up to 30% of the prescriptive area are allowed. Bare ground and/or unplanted/mulched hillsides are prohibited.
- ~ Foundation shrub size and location requirements are:  
 Back row.....7 gallon shrubs minimum (no less than 12)  
 2nd Row/Accent.....Combination of 3gal/1gal shrubs (no less than 24)  
 Corner/Anchor.....15 gallon or larger (no less than 4)  
 Specimen/Anchor....25 gallon or larger (no less than 2)  
*Note: The Pintail Point Architectural Review Board reserves the right to increase the minimum requirements for specific home plans, particularly those with foundations heights greater than 6 feet. Shrubs can be no less than 3 feet below front windows.*
- ~ All landscaped areas must be mulched.
- ~ Landscape lighting is allowed and encouraged. It may not illuminate areas outside the owner's property.
- ~ A landscaping plan detail of your home must be submitted a minimum of thirty (30) days prior to occupancy. Suggestions may be made to you based upon the minimum requirements as outlined above. These minimum standards are intended to ensure a level of neighborhood excellence and to assist you in the beautification of your home. These requirements are not intended to limit the scope of your resources and/or creativity, but rather to ensure proper and minimum sizing, spacing and taste apply.
- ~ **IMPORTANT**...All aspects of your basic landscaping plan, as approved by the Pintail

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Point Subdivision Architectural Review Board, must be installed no later than thirty (30) days after a Certificate of Occupancy is issued for your home.

### **Is there a time when home construction must start?**

No. However, if construction of the home is not started within 18 months after closing, a \$1,000 maintenance fee will be assessed for any lot under one acre and a \$2,000.00 fee will be assessed for any lots over one acre.

### **Is there an exclusive builder team?**

No. Owners can use their desired builders and Sales Partners can sell to builders.

### **What is the minimum house size?**

2200 heated square feet

### **What exterior building materials are approved?**

Brick, Stucco, Hardi-Plank, Stone

### **What are the building setbacks?**

- ↻ Front – 40' from curb
- ↻ Back – 20' (for lakefront lots, the sewer line is the building demarcation point)
- ↻ Sides – 10'

### **Are the boat slips deeded property?**

Yes, by Special Warranty Deed

### **How are the slips deeded?**

A special warranty deed separate from the lot

### **Can a boat-slip be purchased with a lot or spec home?**

Yes, with a contract addendum during pre-construction and with a separate sales contract after construction.

### **Can a person own a slip without owning a lot/home?**

No

### **What is the water depth in the marina?**

The marina is situated between the 355 and 347 contour bands. During summer when the lake is at approximately 358', the marina depth will vary at points from 3'-11'. During the winter when the lake is at approximately 354', the marina depth will vary at points from dry – 7'. Consult the marina plat for water depths for specific slips.

### **What size boat can the slips accommodate?**

A 30' boat.

### **What is the size of the slips?**

12' wide x 20' long