

Springwood Lakeside Individual Property Owners Association
Response to Questions Regarding Property for sale at [REDACTED]
June 28, 2024

1. What is the official legal name of the HOA?

The official name of our HOA is: The Springwood Lakeside Individual Property Owners Association.

2. On what date were the HOA by-laws last filed and/or updated with the county?

According to a previous copy of the By-Laws, this HOA was first filed with the Secretary of State in 1983. Unfortunately, neither the members of the Association nor official records are available to discern when additional amendments were submitted. There have been three amendments that were listed by the last Boards formed. However, there are no official records to validate subsequent amendments.

3. Are there any known assessments planned or coming soon which would apply to the property at [REDACTED]?

No.

4. Are there any known or planned increases to the annual yearly fees for the HOA (increasing from \$200.00 per year to some other number?) If so, what is the new increase cost per year?

At the present time, the Board has not indicated a proposed increase in HOA dues. Dues are increased on an as needed basis, i.e., when taxes, operational expenses and other costs have risen and warrants additional funds to defray these costs. However, the Board is acutely aware that although these fees have not risen in three years, it is likely that the fees will increase primarily due to the current conditions of the lake.

5. With the regular HOA fees of approximately \$200.00/yr. what do these fees cover?

The HOA collects dues for a number of reasons: 1) the HOA has a few vacant parcels that require tax payments yearly—and, if not paid, these parcels will be listed for public auction; yearly insurance fees; operational fees to ensure the HOA is run properly; payments to accountants or attorneys when needed to assist the HOA in its legal concerns; and to assist the HOA in maintenance and upkeep of the lake and surrounding areas.

6. Would any of the damaged water infrastructure (lake systems) allow worse than expected flooding should there be another large rain or storm event?

There is no way to determine what the conditions will be for future storms or major flooding. However, the current consultants and engineers have chosen to facilitate this project by proposing to replace the dilapidated pipes that have been in existence since the inception of the lake. These pipes and other forms of the infrastructure will be replaced with the most improved and updated equipment that would enhance the lake and its surrounding areas—and provide the protection needed to ensure that there will be no major injuries or loss of life due to a lack of proper equipment for a stronger dam and to restore the lake.

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7. Does the HOA have any legal representation which can provide representation to the county, DOT, etc. on behalf of the owners of the community?

No, the HOA is a small establishment with limited revenue. Currently, many of the homeowners are reluctant to continue payments of HOA fees until the lake is restored. Therefore, having legal representation at any governmental entity is not financially feasible.

8. Do any of the Bylaws prevent owners from adding accessory dwelling units (i.e., Mother-in-Law quarters as a separate building) or garages assuming a reasonable size for the improvement?

The Board has expressed strong disapproval of additional buildings unless the proposal is run through the Board for discussion. The Board reserves the right to maintain a neighborhood that will be accommodating and appealing without too many buildings that will reduce and minimize its beauty.

9. Do any of the Bylaws prevent owners from renting their homes out on a long- term basis or short- term basis such as AirBNB or VRBO?

Yes, the Board has strong objections to excessive long or short- term rentals that will be utilized by people who have no firm interest or extremely high affinity for the community. The Board strives to conform with the Richland County Zoning requirements, since the properties in the HOA are zoned R2. These kinds of housing units are not permissible in this zoning district.

10. Do any of the Bylaws prevent owners from holding events such as weddings at their homes?

The By-laws were written to ensure that its membership would have the peaceful enjoyment of the neighborhood and not be bombarded with noise and excessive gatherings. Thus, specifically sponsoring weddings and other activities could interfere with other properties, especially parking. The lots on Nell Street are not extremely large and most parking is done on the street.

11. Do any of the Bylaws prevent owners from improving their existing home such as converting an existing carport into a garage with walls and a roll up garage door?

Not directly, the Board welcomes improvements, but it is cognizant of improvements that will circumvent the living conditions of other neighbors, especially when these improvements are related to the usage of the lake.