



Monday, July 12, 2021

Greetings, Palmetto Pointe Property Owners

I hope this email finds all of you doing well. I want to give you an update on Palmetto Pointe as ALH completes construction of the community:

Boat Ramp and Parking Area

We've received a number of calls regarding the general public using the Palmetto Pointe private parking and boat ramp area. We've added private property signs in the common area. Also, as a temporary solution, we've added a coded lock to the pulley gate at the boat ramp. The temporary code for the lock is **5263**. In the meantime, we're in the process of getting a proposal to add a permanent keypad magnetic release lock to the gate. Lastly, additional signage lighting has been added at the entrance, and we've added additional lighting at the community day dock for safety.

Reflective Street Number Signs

Attached you will find information and an application from Saluda County for emergency reflective street number signs. We're going to require that all homes have one of these standardized signs near the road for emergency vehicle purposes. If you're a current resident, please take the necessary steps to fill out the form to order the **vertical** reflective street address sign and have it installed on your property in your desired location near the road. All future residents will be required to have a reflective sign as a part of the landscaping approval plan.

Community Landscaping

We're completing the remainder of the developer's landscaping over the next few weeks. This includes adding more mulch and pine straw and adding additional material around the entrance and in select areas around the community. We've had a request for some property owners to organize a garden club. We're in full support of any effort from within the community to focus on further beautification efforts. Once we receive requests, PPHOA can act to fund such activities assuming we have the HOA funds available without putting any additional burden on HOA dues going forward.

Right-of-Way Grass

We continue to keep a close eye on the right-of-way (ROW) grass as this is a part of stabilization for storm drainage. We recently had the ROW re-seeded and will do so again in the fall, if necessary. The right-of-way runs 22' into most of your properties. This is the easement area for the utility infrastructure; however, you own to the road. At present, Reeves Landscaping has maintained the entire ROW for the community. We will continue to have Reeves Landscaping maintain these areas where property owners have not constructed, and simply cannot maintain these areas properly. Homeowners that have built or are living in the community have the responsibility to maintain the grass in the right-of-way on your property. We continue to seed these areas with Bermuda to stabilize the ROWs, but residents can also step in and choose to sod or seed these areas as a part of your property.

Boat Storage Area

PPHOA is prepared to provide the property owners with a design plan, construction specifications, pricing, and proposed HOA dues increases for maintenance of the boat storage area to all property owners within 30-days. There will be a ballot vote directed from MJS Management and it will allow for 30-days to respond with a returned ballot for your vote. Should we receive enough votes, then ALH will move forward with construction of the boat storage area on behalf of the PPHOA. This will require a special assessment should it pass, and will slightly increase the HOA yearly dues. Our hope is to have the vote complete, special assessments paid and the boat storage area constructed prior to the end of 2021.



Home Construction

We've seen a tremendous amount of building activity at Palmetto Pointe, and it doesn't seem to be slowing down anytime soon. Every custom home built requires a builder, and all the material suppliers and subcontractors onsite. As much as we all love the community, sometimes material suppliers and subcontractors don't have that same connection and damage our property. We've seen signs run over, right of ways damaged, surrounding resident's property damaged, and mud dragged through the community after a good rain. We're requesting that if your home is under construction that you communicate with your builder that we expect them to follow the builder guidelines and proper management of their projects, suppliers, and subcontractors. We've had very good builders that take every step to care for the job site and the community, and we've had some really unprofessional builders that just don't show the professional courtesy or respect to the community or the residents.

HOA President

We've appointed Donald Flowers as the HOA President until such time as we turn the HOA over to the property owners. Donald is VP of Sales for American Land Holdings and has very good relationships with many of the property owners at Palmetto Pointe. ALH is actively involved in the development of two other communities on Lake Murray, so his appointment will allow us to offer an effective hands-on approach to the community.

SCWSA

The offsite septic system and the drain fields have been conveyed over to Saluda County Water and Sewer Authority (SCWSA) for ownership and maintenance of the system and the landscaping in the drain fields. Our customers on the offsite septic system will no longer pay the additional HOA dues associated with the system. All inquiries for service and connection to the system as your homes get built will be directed to SCWSA. You should have received a letter from SCWSA concerning this transition recently and expectations for fees associated with connecting to the system.

Community Steering Committee

We've been approached with a request for the community to set up a steering committee to assist in ongoing efforts to identify opportunities for improvement within the community. It's a great idea, and would be very helpful for ALH to have this leadership within the community to spearhead communications and gather up great ideas and opportunities for improvement, which can be properly communicated to either ALH, PPHOA or MJS Management (or all of the above). This will also help by creating a single point of contact for property owner requests that can be presented to the PPHOA. We're working towards appointing a few permanent residents to organize the steering committee and will keep you informed as it comes together.

PPHOA Email

We've set up this email address to assist in communications and addressing all questions, comments, and concerns moving forward. In order to ensure that your needs are being met in the timely manner, please copy all correspondence sent to MJS Management to this email as well. This allows ALH to stay in the loop, and ensure prompt response times in addressing your needs: ppha@amlandhold.com

Thanks very much and have a terrific summer on Lake Murray!

Regards,

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