



WELCOME TO EAST SHORES!

We are pleased to have you join our community. We are a friendly and welcoming neighborhood, and we are certain that you will enjoy your residence here.

Covenants

Property in the East Shores subdivision is subject to the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for EAST SHORES** (the Covenants) which is referenced in your deed and recorded with the Register of Deeds of Oconee County. The Covenants can be viewed at the East Shores website, EastShoresSC.com. Click "Click here to enter site," and then "Covenants, Bylaws and Architectural Guidelines."

We strongly recommend that you review the Covenants. We believe that they are not unduly restrictive, but they do contain rules that are designed to protect our owners' property rights and maintain East Shores' status as a premier residential community. In particular, please note the following:

- Leaseholds are not permitted for less than SIX MONTHS duration.
- Substantial modifications to structure or landscaping must be approved IN ADVANCE by the Architectural Control Committee.

Association

The Covenants are administered and enforced by a homeowners association, **EAST SHORES OWNERS' ASSOCIATION, INC.** The Association is self-managed and led by a Board of Directors elected from among the owners. The Association's bylaws are included in the Covenants.

Assessments

Maintenance of common areas and amenities, reserves for long-term repairs and replacements, and other neighborhood activities are funded by an annual assessment. The assessment is established by the Board and collected in two semi-annual installments, in January and July. Invoices for the assessments are sent by email; you may request to have paper copies "U.S. Mailed" to you. An operating budget and a long-term reserve study are prepared each year.

Amenities

The clubhouse can be reserved using the form at <http://eastshoressc.com/reserve.html>. The pool and tennis court are locked; contact a member of the Board for the entrance code. The community dock is exclusive to Boatslip Lot owners.

Architectural Guidelines

The Covenants provide for an **Architectural Control Committee (ACC)** to regulate and enforce construction and landscaping activities in the subdivision. The ACC has established Architectural Guidelines that are included in the Covenants. It is very important to consult with the ACC before any substantial construction or landscaping activities. **For the protection of all owners, the Architectural Guidelines are strictly enforced.**

Communications

The Association has several means of communicating with owners. Official notices are provided by email, so **it is important that we have your correct email address**. If you require paper notifications, please contact the Secretary.

The **Association website** is accessed at EastShoresSC.com. It includes:

- an Owner Directory (password protected);
- a map of the subdivision;
- a calendar for reserving the clubhouse;
- a list of officers & committees with board position responsibilities;
- board & owner meeting minutes (password protected);
- a schedule of long-term projects;
- covenants, bylaws and architectural guidelines.

The **Owner Directory** is available on the website and contains contact information for all owners – names, addresses, phone numbers and email – and information on who to contact in case of an emergency. (Critical information, such as social security or credit card numbers, is NOT included.) **The Directory is password protected** – only other owners have access. To submit your data for the Directory, please go to <http://eastshoressc.com/ownerDirectoryForm.html>.

A private **Message Board** is available for owners. (About half of the owners participate.) You can send a message to a single email address and it will be distributed to all of the Message Board members. Any replies to the message also go to all members. In this way an online conversation can develop. There also is a webpage where all conversations can be accessed. The Message Board is a Google Group and requires you to have a Google account to join. If you wish to participate, contact the Webmaster and instructions and an invitation to join will be sent to you.

Social activities

Regular informal social events are scheduled. The Social Committee will publicize them by email and on the website.

Again, welcome to East Shores! We look forward to meeting you.

EAST SHORES OWNERS' ASSOCIATION, INC.

PO Box 1844, Seneca, SC 29679

EastShoresSC.com

Board of Directors:

President	Jim Hudson	President@EastShoresSC.com
Vice President	Billy Rice	VicePresident@EastShoresSC.com
Secretary	Ray Manna	Secretary@EastShoresSC.com
Treasurer	Mark Torres	Treasurer@EastShoresSC.com
At Large	Tammy Dolfis	AtLarge@EastShoresSC.com