

NORTHBAY LAKE ALBERT PROPERTY INFORMATION

PLATS: The subdivision plat for the lots for NORTHBAY LAKE ALBERT were approved by the Hamlin County Commissions and recorded in the Register of Deeds of Hamlin County in Hayti, South Dakota.

ZONING: All land without one thousand feet of the normal high water mark of our meandered lake is contained in the "LP" Lake Park District for zoning purposes. The usage must conform with regulations of the district. The regulations are governed by the Hamlin County Zoning Regulation and a copy of the Lake Park District Zoning Regulations may be obtained by contacting the Hamlin County Auditor at (605) 783-3201.

DESIGN REVIEW COMMITTEE: The Covenants provide for our architectural and planning control through a Design Review Committee (DRC). The covenants require that all construction plans for buildings and landscaping in the subdivision be submitted to the DRC for approval before any construction begins to ensure that all buildings and landscaping in the subdivision conform to certain standards. The DRC will give particular attention to external design, quality and type of construction, materials, location on the building site and other aesthetic considerations.

SURVEY: Each lot has been surveyed and marked for identification by Sayre Associates a engineer and survey firm from Sioux Falls, South Dakota. In the home building process and with the passage of time pins and markers are sometimes disturbed and a lot owner may need to hire a surveyor in the future to locate the lot boundaries.

PERMITS: Before beginning any construction on a lot you must obtain a building permit from Hamlin County by contacting the Hamlin County Zoning Officer at (605) 783-3331. Owners are further required to obtain a separate permit from the Lake Poinsett Sanitary District for your individual sewer. You must also obtain prior approval from the Design Review Committee before construction begins.

WATER: Kingsbrook Rural Water out of Arlington, South Dakota supplies water to the individual lots. Their local phone number is (605) 983-5074 and in-state toll free number is 800-605-5279. The water main will extend in front of, or adjacent to, each lot. The cost of the water main has been paid by the developer. There is a standard rural water hook-up fee that the lot owner must pay to Kingsbrook Rural Water upon hook-up. The lot owner is also responsible for the cost of running a line from their home to the water main located in front of or adjacent to their individual lot.

SEWER: Each lot owner will be responsible for the construction of an individual sewer system (septic) and each lot owner when building must comply with the laws of the Lake Poinsett Sanitary District and the South Dakota Department of Natural Resources. Questions concerning the sewer requirements could be addressed to developer Faron McFarland at (605) 690-1465 and Clerk at Lake Poinsett Sanitary District. A permit from the Lake Poinsett Sanitary District is required before construction begins.

ELECTRICITY: H-D Electric provides electrical service to the subdivision. Primary electrical service lines will be extended in front of, or adjacent to the lots. H-D Electric will install the electrical lines underground and provide and pay for the cost of installation. There is no hook-up fee for H-D Electric but owners will have to contract with and pay an electrician at the time of building to hook up to the electrical lines.

FUEL: Natural gas is not available to the subdivision. Most homes will be heated by propane and service can be obtained from Farmers Propane Gas Co-Op of Arlington, South Dakota. Their in-state number is (605) 983-5621 and toll free number is 800-491-5621. Propane can also be purchased from other co-ops in the area.

PROPERTY OWNERS ASSOCIATION: A property owner's association for the entire subdivision, called the NORTHBAY LAKE ALBERT HOMEOWNER'S ASSOCIATION as set forth in the Covenants, has been established. The annual meeting of the Homeowners Association is on the first Saturday of April each year. A Board of Directors is voted each year and has control over all association dues.

Membership in the association is mandatory. The annual assessment for the association is set by the board each year and must be paid by each lot owner pursuant to Article V of the Covenants. .

The functions and responsibility of the NORTHBAY LAKE ALBERT HOMEOWNER'S ASSOCIATION encompasses the general administration of the subdivision, including contracting for the maintenance and repair of common areas and landscaping in the subdivision; maintaining insurance coverage for the protection of the subdivision; contracting for utility services and for engineering, legal, accounting and other services, materials, and supplies as required for the Homeowner's Association to perform its duties; and other services set forth in the Covenants.

TAXES: Each lot owner will be responsible for all taxes to Hamlin County related to the lot taxes. Questions concerning taxes can be directed to the Hamlin County Treasurer at (605) 783-3441.