

Fernlakes, HOA

Board of Directors

Martha Hartley, Matt Conn, Rebecca Rittle, James Wedgeworth, Alex Nightingale, David Brown, Aaron Welliver



Important Dates:

- Pool will be opening for the season on April 5th.
- HOA Meetings schedule: June 18th, September 24th, December 10th.
- HOA dues payment of \$349 quarterly billed in January, April, July, and October and consider late on the last day of the month.
- Community Event – in discussion at the moment, possibly a cookout at the pool. Stay tuned for a date and more information.

Fernlakes Community Information/Reminders:

- **The lagoon system within Fernlakes is private property.** You must accompany your guest when accessing the lagoon at any time. The first house on the left at the corner of Burnt Church Rd and Fernlakes Drive does have an easement to access the lagoon system without being accompanied by a Fernlakes owner. You may see him from time to time with his kayak.
- **Soliciting within Fernlakes HOA is not allowed.** If you see a company soliciting their services, please get the name and contact information and report it to IMC Resort Services.
- **For the safety of all residents,** please leash your pet when outside of your home. Also, please be considerate and **clean up** after your pet and dispose of your doggie bags properly.
- Fernlakes has a community concern form. This can be accessed at the IMC website imchhi.com, click on "Our Communities", "Bluffton Properties" then "Fernlakes" or My Green Community by pressing this link: https://mygreencondo.net/condo_folders to access information in the download section

Helpful Resources for Beaufort County

- -Included is a link on how to report a street light outage in Fernlakes. [Street Light Repair \(dominionenergysc.com\)](http://dominionenergysc.com) You will need to have the pole number to report the light.
- -We have attached information from Dominion Energy for a Free Home Energy Checkup Program.
- -Nonemergency Beaufort County Police phone # is 843-524-2777
- Owners can contact the Bluffton Fire Department to request a smoke detector check. Please see the pdf attached and click "request smoke alarm assistance on page 3" to schedule an appointment.

Keep Our Roads Safe

- Golf carts may be driven on the streets of Fernlakes by a licensed driver and the cart must be insured and registered through the Department of Motor Vehicles.
- In the State of South Carolina, mopeds must be registered and have a license plate. It is **optional** to title a moped. Mopeds **do not** have to carry insurance, and moped owners **do not** owe property taxes to the county in which they reside to register their moped. You must be at least 15 to get a moped license. If you are under the age of 21, you must wear a helmet while riding a moped.
- Dirt bikes and ATVs are illegal to ride on the roads in South Carolina because they are designed for off-road use. It is required to have a Headlight, Reflectors, Taillight, Review Mirror, and a Horn to operate on the roadway in South Carolina.

You cannot drive an ATV:

- More than 30 minutes after sunset or more than 30 minutes before sunrise unless headlights are on
- Under the influence of alcohol or drugs in a reckless manner

You cannot allow:

- Anyone under 6 years old to drive an ATV
- Anyone 16 or younger to drive an ATV unless with an adult
- Anyone less than 16 to drive an ATV with a passenger who is not an adult
- Anyone less than 16 to drive an ATV in violation of the warning label on the vehicle
- Anyone 15 or younger to: drive an ATV without successfully completing a "hands-on" ATV safety course approved by the All-Terrain Vehicle Safety Institute (AVSI); drive or ride an ATV in South Carolina without a helmet and eye protection

(Read more at: <https://www.scdmvonline.com/Vehicle-Owners/Types-Of-Vehicles/All-Terrain-Vehicles>)

- The Fernlakes roadways are monitored and enforced by the Beaufort County Sheriff's Office so please contact them immediately if you need to report any speed or safety violations. The non-emergency number is (843)-524-2777.

LOOK BUT DO NOT TOUCH:

Alligators are fascinating creatures and should by all means be enjoyed as part of the natural beauty of our region. Please remember that they are wild animals and should be respected as such. Once they become too familiar with people, they lose their fear of humans, necessitating their removal from the area for the safety of everyone concerned.

A few precautions on our part can help both humans and alligators co-exist safely:

- **NEVER** feed alligators – a Fed Gator is a Dead Gator
- Keep your distance
- Do not attempt to move alligators out of the road
- It is illegal to harass or throw things at alligators.
- Never disturb nests or small alligators.
- Do not attempt to keep alligators as pets.
- Keep your pets and children away from alligators.
- It is best to avoid swimming in areas that are known habitats for large alligators
- Do not corner alligators

Architectural Enhancements or Property Improvements:

Planning on renovating the exterior of your home or performing exterior upgrades to your property?

One of the main reasons people decide to purchase and live in a property administered by an Association is the concept of "uniform appearance." The interests of the individual owners in Common Interest Communities in maintaining uniformity are apparent, as they pertain both to his or her home and to the surrounding homes. The role of the ARC is to ensure that the community's property values are preserved. Without an ARC your neighbor could easily paint his or her home bright blue with pink shutters that would be visible from space.

Many Fernlakes owners have resided in the neighborhood for many years, so we don't expect the extreme as mentioned above. However, you are still required to submit an ARC application regardless. The application must be received by management and approved by the ARC committee **BEFORE** any work begins. The ARB has up to 30 days to review. The project applications submitted. So, if you are planning a future project, please remember that approval to review and receive the proper votes takes time. Examples of home improvements are, but are not limited to, roofs, exterior paint, driveways, walkways, pools, hot tubs, fences, garage doors storage/sheds, windows, tree removal, additions, pools, etc.

If you are planning multiple projects you will need to submit an application for each so it can be reviewed separately to not hold up another one on your list and affect your plan of completion. The application is conveniently available online at www.imchhi.com/fern-lakes or at an IMC office.

My Green Community MGCOne

Management has rolled out a new platform MGCOne which is an online property management service for conducting Associations. The MGCOne platform features comprehensive functions which include mobile applications. Management has imported information into MGCOne from their existing records and you should have already received your login id/password from fern_lakes@mygreencondo.net. Please add

this email address to your approved contact list, as this will be used for communications moving forward. If you are unable to log in to the new platform, please contact Nancy Zabala with IMC and she will reset your login credentials. Nancy can be reached via email at: Nancy@imchhi.com

BOARD OF DIRECTORS INFORMATION.

Martha Hartley, President – Martha.Hartley@cpa.com

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Aaron Welliver, Director – Aaron@elevatorlift.com

Alex Nightingale, Director – Alenight3@gmail.com

If you have any questions or concerns, please don't hesitate to reach out to our Association Manager, Stacie Jacobs.

Stacie may be reached at the following:

Phone: (843) 785-4775 ext. 202 | **Email:** Sjacobs@IMCHHI.com