

Pocalla Springs Pond Owners HOA

Created February 2020

By-Laws

1. All owners of property that extends into the pond are automatically members of the Pocalla Springs Pond Owners HOA (PSPO HOA).
2. The PSPO HOA is a subset of the Pocalla Springs HOA.
3. The PSPO HOA will form a Pond Owners Committee to serve on the Pocalla Springs HOA.
4. The PSPO HOA committee can be made up of as many pond owners as are interested in serving.
5. The PSPO HOA committee will determine one or two members as committee chairs to act as a liaison with the Pocalla Springs HOA Board.
6. At least one Pocalla Springs HOA Board member will serve on the PSPO HOA committee.
7. The Pocalla Springs HOA cannot unilaterally make decisions about the pond. They must have approval from the PSPO HOA before moving forward with any projects or decisions regarding the pond.
8. The Pocalla Springs HOA, as partial owner of the pond, is also a member of the PSPO HOA.
9. The purpose of the PSPO HOA is to assess dues for pond maintenance, ensure pond is maintained on a regular basis and determine rules of pond use for owners and neighborhood.
10. Dues are \$100 per year per lot on the pond. They will be due at the same time as the annual Pocalla Springs HOA dues. They are paid to HOA Services of Sumter.
11. Dues can be increased on an annual basis dependent upon cost of pond maintenance. Notice will be given to all pond owners prior to any changes being enacted.
12. The Pocalla Springs HOA will pay dues for each lot they own.*
13. Pond maintenance will be facilitated by HOA Services of Sumter unless otherwise decided by the PSPO HOA members. Pond owners agree to grant access to pond maintenance company for maintenance of pond.
14. The PSPO HOA will follow the Protective Covenants and By-Laws of the Pocalla Springs HOA.
15. Proposed updates to this document will be presented by the PSPO HOA committee to the Pocalla Springs HOA Board and then presented to all pond owners for majority vote.

Pond Rules

1. Each pond owner may build a small “dock” to extend into the pond once approval from the Architectural Review Committee (ARC) is granted. ARC can provide details on size and other factors that will be allowable or not.
2. Fishing is permitted by pond owners from their own property.
3. Non-pond owners may fish from an HOA owned pond access point.**
4. Non-pond owners may not access pond either for fishing, kayaking, etc. from individual pond owner property unless granted permission from that pond owner.

5. Boats with electric motors are not permitted in the pond. Canoes, kayaks or the like are permitted.
6. Lawn maintenance at the pond's edge must be completed by each pond owner. Grass should be no longer than 12 inches. Bushes, trees and other vegetation should be well maintained.
7. Swimming is not permitted in the pond.
8. Water cannot be pumped out of or into the pond for any reason.
9. Fishing rules will follow the SC Fisheries/DNR regulations.
10. The pond may be stocked with fish. The Pocalla Springs HOA may split the cost, dependent upon a majority vote from homeowners to approve the expense.
11. In the case of alligator removal, a majority vote of the PSPO HOA members is required. Alligators must be considered a nuisance to be eligible for removal.

* As of April 21, 2020, they own one lot of pond property.

** As of April 21, 2020, the HOA owned pond lot does not have water access.