

NEW PROPERTY BUYERS GUIDE

Welcome to our great community!

Before purchasing property at the lake, please note:

Buying property here makes you a member of the Property Owner's Association. Review these key documents before you purchase your property.

1. Covenants
2. By-Laws
3. Lake Rules
4. ARC Rules

The annual association assessment is \$730.00 for 2025-26 and can increase by up to 10% yearly.

The property owner pays county taxes separately.

Our roads, water, and sewer systems are privately owned by the association with no external funding from county, state or federal.

Many buyers are unaware of association rules. Reading them beforehand will clarify what is allowed.

Thanks for reading and we hope you make Lake Eddins your home!

RECOMMENDED THINGS TO DO BEFORE BUYING

1. Check out the community and surrounding area.
2. Check out the school system if you have school age children.
3. Check to see if the property you are interested in requires flood insurance.
4. Always have a home inspection done.
5. Always have a property line survey done.