**South Pointe Prospective Homeowner Information**

Last Updated: December 2024

**About South Pointe:**

* South Pointe was established in 2006 as a Planned Unit Development with 35 carriage homes.
* It is a Common Interest Ownership development so that homeowners own the 3 feet surrounding their home and the rest is common land maintained by the HOA except for driveway maintenance that is homeowner responsibility.
* South Pointe is self-managed which allows better response in line with neighborhood norms and keeps dues low.
* Quarterly board meetings are open to all homeowners who are encouraged to volunteer to be on the board if it matches their skills.
* Rules were adopted in 2024 to prohibit short term rentals and discourage the purchase of homes for income property while maintaining flexibility so homeowners can lease under certain circumstances after living in their home if the need arises.
* Board approval is required for external changes to homes, lighting or landscaping to maintain some level of consistency and to ensure that changes do not have a significant negative impact on neighbors.
* Website: <https://www.southpointvt.org>

**Services Provided with monthly dues (currently $200/month):**

* Trash and Recycling are picked up weekly.
* Compost /Food scraps are picked up every other Wednesday.
* Landscaping:
	+ Mowing and string trimming is done weekly during the growing season.
	+ Front beds are weeded once per month during the growing season.
	+ Fall cleanup of front beds includes cutting down perennials and annuals.
	+ Pruning / shaping bushes in front bed once per year.
	+ If you generate clippings, branches or dirt doing garden work there is an area to deposit that.
	+ Lawn irrigation is covered and managed by an HOA volunteer.
	+ Lawn fertilizer and weed treatments are covered with the option of organic fertilizer at an additional cost.
	+ Trees on common land are HOA maintained through appropriate trimming.
* Driveways and front walks are cleared of snow when 2 or more inches fall. Treating ice and /or clearing of lesser amounts of snow are up to the homeowner.

Specifics for #XXX Upswept Lane (South Pointe Drive)

* Make note of any specific aspects of this home such as model home with pond electricity
* Make note of any extra gardens home is responsible for such as Blohm’s back beds
* Make note of any current rule aspects such as Mary Ann’s picnic bench or Katarina’s yard furniture and fire pit – best to require that to be removed before providing requested documents to listing agent prior to listing