



A GREAT PLACE TO LIVE

New Neighbor Welcome Handbook



800 Hickory Trail, Westminster, SC 29693

Phone 864-647-9510

Fax 864-647-7669

Email: poaoffice@foxwoodhills.net

Website: www.foxwoodhills.net

MESSAGE FROM THE BOARD OF DIRECTORS

Welcome from the Foxwood Hills Property Owners Association (POA)!

We would like to take a moment to officially welcome you to the neighborhood. You made a decision to move into a very special and unique community. We are proud of Foxwood Hills and know you will be too. As you settle in, you will note the quiet and peaceful nature as well as the sense of belonging to a small and caring group of neighbors. You will find that you can be as involved and active as you want to be.

To promote your enjoyment, this Welcome Book has been prepared to familiarize you with your POA and is to be used as a convenient reference guide. Specifically, this guide:

- 1) *explains the purpose of a POA and how the association works;*
- 2) *provides an overview of several POA policies and procedures; and*
- 3) *includes area phone numbers and information.*

Please keep this guide in a convenient location and be on the lookout for periodic revisions and addendums.

As Directors, it is our mission to provide effective and fiscally responsible services in a manner that promotes a high standard of community life at Foxwood Hills. Moreover, we hope to promote an atmosphere of goodwill to the community's residents and guests.

The Directors encourage you to participate on POA committees and in our many social activities and events. Involvement will allow you to meet your neighbors and help create a close-knit community that will meet all your hopes and expectations.

There is a lot more information for you on our website, so please take a few moments to visit it and then to check it often as we are always updating and posting important community information and activities. Also, we are trying to move away from the use of paper and migrate to an email communication process, so please provide us with a working email address.

We hope you will soon feel at home in your new surroundings and that you will find much to enjoy and appreciate here at Foxwood Hills.



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Disclaimer and Referral to Documents

The Welcome Book is designed to familiarize members briefly with the POA and its policies and procedures. A more comprehensive reference to any item concerning the POA can be found in the Declaration, Articles of Incorporation and the Bylaws that should have been issued to all owners at the time that they took title to their property. In case of any conflict between this handbook and the documents described above (the "Project Documents"), the Project Document shall control.



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About Foxwood Hills

Foxwood Hills is a community of primary and vacation homes nestled along the shores of Lake Hartwell in the northwest corner of Oconee County, SC. This peaceful area of the Blue Ridge Mountains is otherwise known as the Golden Corner of the Upstate and for good reason. Members enjoy fishing, boating and hiking, as well as, many community amenities.

A short winding road leads to the Foxwood Hills Clubhouse, where the newly remodeled lounge and restaurant – *The Lodge* - produces a fun, relaxing atmosphere. You can enjoy a good meal in the dining room with a beautiful view of the surrounding hills or while watching your favorite sports team in the lounge. At the Clubhouse you'll also find our administrative offices, fitness room and game room.

Foxwood Hills offers a wide variety of recreational opportunities and activities to help residents build a stronger and more enjoyable quality of life. A schedule of events and activities is posted on the Association's website. Members can go onto www.foxwoodhills.net to add their profile and to request a login. Members will receive the POA's newsletter by providing email addresses or you may pick up a copy at the Clubhouse.

Beautiful state and county parks, rivers, waterfalls and lakes add a special spark to Foxwood Hills' life. Or you can drive 20 to 30 minutes to one of the county's quaint towns for shopping, antiques, museum visits, entertainment or just window shopping. Our community is just minutes from Clemson University campus activities and only an hour from the Greenville-Spartanburg International Airport. You can enjoy a variety of festivals throughout the year, hosted by local organizations and our towns. Learn more about all Oconee County offers by visiting www.scmountainlakes.com or dropping into one of the three Chambers of Commerce in Westminster, Walhalla and Seneca.



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Amenities & Benefits

Among the many benefits of your ownership in Foxwood Hills is that we have patrolling security. The following list describes other amenities and benefits that are available to POA members and their guests:

Located at the Clubhouse (upper level):

- The Lodge Restaurant and Lounge
- Multiple flat screen TVs
- Smoking deck with pool table
- Balcony dining overlooking the pool
- Wi-Fi

Located at the Clubhouse (lower level):

- Fitness Room
- Dressing Facility – Restrooms & Showers
- Community Room (available for reservations)
- Olympic-sized saltwater swimming pool with kiddie pool – open from late May through September
- WI-FI

Located behind Clubhouse:

- Basketball court
- Tennis courts
- Playground
- Volleyball
- Pickleball

What is a Property Owners Association?

A Property Owners Association (POA) is an organization of property owners. A buyer may become a “member” with the purchase of a lot or home within the development. Some properties within Foxwood Hills require action by the property owner to “opt in” to establish Association membership. If you are unsure as to your status, please talk with POA office staff.

As a member in good standing, each owner has the right to speak at Association meetings and to vote on matters that concern the Association. This vote may be cast during the regularly scheduled annual meeting or at special meetings of the general membership.

The POA is an incorporated, non-profit organization operating under the laws of the state of South Carolina and recorded land agreements through which each lot owner in a described area may be a member. Each member is subject to assessments for maintenance of the common property and to support other necessary activities of the organization.



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What does the POA do?

The major responsibility of the POA is to protect the assets of the Association. As one part of its obligation of protecting the owners' investment, the POA is charged with the maintenance and operation of the common areas. The common areas of Foxwood Hills include the areas of Foxwood Hills which are for the common use and enjoyment of all owners, residents and their guests.

The Association has other responsibilities such as:

- Hiring and overseeing a professional property manager
- Obtaining insurance for the common areas and facilities
- Operating an effective communication system for all members
- Enforcing the covenants, conditions and restrictions
- Operating within budgets proposed by the Board of Directors and approved by the membership, for operations and maintenance
- Collecting funds, and
- Accounting and reporting to members

Your POA is governed by a group of legal documents which are available on the POA website (www.foxwoodhills.net). These documents contain more explicit, comprehensive information regarding your POA and its day-to-day operations. The information included in this welcome guide has been compiled for your convenience and should not be used as a governing document for your POA.

POA Contact Information

Foxwood Hills POA Office

Office: 864-647-9510

Fax: 864-647-7669

800 Hickory Trail

Westminster, SC 29693

Email: poa@foxwoodhills.net

Office hours are Monday to Friday 9am – 5pm.

Closed on Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Day and New Year's Day.

In an emergency, first contact 911, then call
POA Security at **864-247-1461**



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Association Organization

Vision

Foxwood Hills, A Great Place to Live

Mission

To provide effective and fiscally responsible services in a manner that promotes a high standard of community life.

Board of Directors

The affairs of the POA are managed by a Board of seven Directors who have control over the affairs and business transactions of the POA, including the setting of fees and assessments. Each Board Member is elected to serve a three-year (3) term. Board members may only serve for two (2) consecutive terms. The POA's Annual Meeting is held on the third Saturday in March of each year.

- To provide leadership, while listening carefully and respectfully to all points of view, and to ultimately set policy and make decisions based on facts and what is in the best interest of the entire community.
- To treat POA employees with respect, recognize their special talents and training, and listen to their advice.
- To protect, maintain and enhance Foxwood Hills' infrastructure.
- To anticipate the long-term needs of the infrastructure and take prudent steps to provide for those needs.
- To provide the highest quality services, consistent with the resources available to us.
- To allocate such resources fairly to meet the needs of the community, while recognizing the needs of various segments within Foxwood Hills.
- To provide a pleasing community atmosphere and a high level of maintenance of our roads and member facilities.
- To recognize and promote individual property rights while ensuring that the rights of others are not infringed.
- To provide recreation opportunities, information services, and both senior and youth programs for our members.

All POA Employees

- To serve the members in an atmosphere of courtesy, friendliness and respect, consistently treating everyone fairly within the policies, rules and regulations of Foxwood Hills.
- To provide the highest quality services in an effective, creative and fiscally responsible manner.
- To educate members on programs and operations as well as their role in advocating for change.
- To promote community spirit and pride in Foxwood Hills.

Security

- To work in conjunction with the Oconee County Sheriff's Department monitoring for unlawful activity.
- To enforce traffic and covenant regulations within the community.
- To secure POA facilities.
- To be prepared for disasters and aid to the best of their capabilities during such events.



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Maintenance

- To work with the Board and Management teams to ensure common area maintenance needs are met in a timely manner so amenities are readily accessible for the members.
- To be pro-active in identifying and addressing possible issues with amenities and common areas.
- Provide general landscaping assistance to keep areas visually appealing for the members.

Committees

The following Committees advise and assist the Board in conducting the business of the POA. Interested members are invited to volunteer for committees where they have an interest and feel they can contribute to our community. Please contact the POA office at (864) 647-9510 if you're interested in serving on a committee.

Standing Committees

ACC Committee

This committee assists the Board in enforcing the various restrictions throughout the Community. Given the area Foxwood Hills covers and the number of members we have, this committee was divided into two teams to better serve the POA – structural enforcement and compliance enforcement. The structural team reviews new construction, modification, and placement requests in regards to the ACC Guidelines. The compliance enforcement team inspects members' property for compliance to the governing documents. These two teams report to one Chair and meet on a regular basis.

Advisory Committee

This committee consists of at least one member of the Board who serves as the Chair and one member from each of the other POA committees. The function of the Advisory Committee is to make recommendations to the Board on matters of concern. Attendance of members is strongly encouraged, as this is the primary avenue for getting involved in preliminary planning of POA activities and addressing issues with the leadership team of the POA. The committee meets two weeks before scheduled board meetings and their recommendations become part of the agenda for the next Board meeting.

Budget Committee

This committee is responsible for drafting an annual budget for consideration by the Board and for reviewing financial information on a periodic basis.

Ad Hoc Committees

Beautification Committee

This committee reviews residential and common areas in the community that need improvements, and if needed, prioritizes them for action by staff and/or Board of Directors; organizes "clean-up" days and other projects for the community.

Communications Committee

This committee is responsible for ensuring that all major POA documents and communication tools are up-to-date and accessible; and promoting community events.



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Marketing Committee

Responsible for helping the General Manager and Board by advertising and attracting builders and buyers which will inevitably create a stronger financial community for better roads and maintaining the POA infrastructure.

Neighborhood Watch Committee

Get involved in this committee to establish and maintain a cooperative network of residents to protect themselves, their families, neighbors and community from crime and suspicious behavior.

Nomination Committee

This committee is convened no later than November of each year. Committee members are responsible for providing a slate of nominees for vacancies on the Board of Directors. The committee also investigates potential nominees to determine whether they are current as to all fees and assessments, and in compliance with all restrictive covenants.

Roads Committee

Our roads are a high priority for the POA. After inspecting the roads in Foxwood Hills, this committee is responsible for developing and presenting to the Board both long-term and short-range strategic plans for maintaining and improving our road system. Members with expertise in this area, or having a strong interest in our road system, are encouraged to serve on this committee.

Social Committee

Help plan social events for the POA! This committee works together with the POA office and the Board of Directors to plan events for all ages! The committee meets on an as needed basis.

Assessment Collection Policy

When you purchased your property, you became bound to pay assessments levied by the POA in connection with the operation of the Association. Assessments are used exclusively for maintaining the common areas and promoting the safety and well-being of the property owners of Foxwood Hills.

In addition to annual expenditures, the POA must set aside reserve funds to take care of common element replacements and repairs over long periods of time.

POA obligations are no different from your personal obligations. They must be paid in a timely manner by check or credit card. Invoices are mailed with the Annual meeting package during the 3rd week in February with assessment and fees due no later than April 1. In the event payments are not made when due, an aggressive collection process is initiated.

Remember to notify the POA office of an address change.



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Architectural Control (ACC) Process

The POA has been charged with the responsibility of maintaining the aesthetic and architectural character of the community. Therefore, prior to making any external improvements to your property, structural or landscaping, you must request written approval from the ACC. This includes placement of any permanent structure on your property.

Property owners wanting to erect a new building, place a mobile home or similar unit, or alter an existing building must submit construction plans with specifications and a plan showing the location of the structure to the Architectural Control Committee (ACC). This includes, but is not limited to, decks, placement of RVs' and mobile homes, fences and carports. After plans are reviewed, committee members go to the actual lot to determine harmony of the external design with existing structures and as to location with respect to topography and finish grade elevation.

The purpose of the architectural guidelines is not to discourage improvements but to assure the nature of such improvements will enhance the value of the community and conform to the overall aesthetic appearance of the property. This control should be looked upon as protection of your investment.

Foxwood Hills POA Bylaws and Restrictions are available at the POA office

Obtaining Building Permits

Work done on your property: grading, any building, additions, remodeling, decks, roof over, carports, placement of RV, mobile homes, fences, etc. **MUST BE SUBMITTED FOR APPROVAL to the Architectural Control Committee (ACC)**. The POA permit must be posted before work can begin.

Submit plans to the Foxwood POA office for the Architectural Control Committee's review. Upon approval of a plan, the permit fees must be paid before the POA issues a permit. The permit fee is refundable contingent upon timely completion of building, landscaping and all associated aesthetic appearance of the house, mobile home or RV and lot. If plans are approved and road fee and permit fee paid, a Foxwood permit will be issued. Additional information on all requirements can be found in the ACC booklet available at the POA office.

The Foxwood permit is to be taken to the building codes office at 415 South Pine Street, Walhalla, SC 29691. The county will issue a building permit and a power permit to be taken to Blue Ridge Electric Cooperative to arrange service.



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Permit Fees

Refundable Deposit

These fees will be refunded after final inspection and approval upon project completion. Any common area damage or ACC violation fees may be deducted from the deposit.

Lot Clearing with heavy equipment	\$1,000.00
New House Construction	\$1,000.00
Mobile home placement	\$1,000.00
RV placement	\$500.00
Placement fee (decks, shed, fence and awning, etc.)	\$50.00

Non-Refundable Road Use Fees

Lot clearing with heavy equipment	\$750.00
New construction or additions	\$750.00
Mobile home placement	\$500.00
Driveways using concrete trucks	\$750.00



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Guidelines: Restrictions Pertaining to your Section

SECTION			BUILDINGS ALLOWED	Sq. Ft Minimum	Sq. Ft Min for Lake or Golf Lots	Front	Rear	Side	Side St
1	A	51	House Only	650	1000	40	5	5	10
2	B	52	House Only	650	1000	40	5	5	10
3	C	53	House Only	650	1000	40	5	5	10
4	D	54	House Only	650	1000	40	5	5	10
5	F	55	House Only	650	1000	40	5	5	10
6	G	56	House Only	650	1000	40	15	15	20
7	HOMESTEAD	57	House or Mobile Home	750	If applicable	40	15	15	20
				750	If applicable	40	15	15	20
8	I	58	House Only	650	1000	40	15	15	20
9	L	59	House Only	650	1000	40	15	15	20
10	M	60	Mobile Home	500	If applicable	40	5	5	10
11	HATTERAS I		RV Only	40' Max		20	5	5	5
12	HATTERAS II		House Lot 1 to 46	650	1000	40	15	15	20
			Lots 47 to 96 Mobile Home	600	If applicable	40	5	5	10
13	EDISTO		House Only	650	1000	40	15	15	20
14	NEWBURY		Houses or RV	600	1200	20	5	5	5
17	TIDEWATER		House & Mobile Homes less than 3yrs	650	1000	40	15	15	20
		600		40	5	5	10		
18	SHERANDO		House & Mobile Homes less than 3yrs	650	1000	40	15	15	20
		600		40	5	5	10		
19	ORION		House Only	1000	If applicable	40	15	15	20
20	KINSTON		RV Only	40' Max		20	5	5	5
21	RAPIDAN		House Only	1000	If applicable	40	15	15	20
22	PANOLA		House	1000	If applicable	40	15	15	20
23	ARRON		Houses Lots 1 to 85 & 170 to 235	1000	If applicable	40	15	15	20
			Lots 86 to 169 Mobile Homes	600	If applicable	40	5	5	10
32	MILLHURST		Houses Only	650	1000	40	15	15	20

Legend: RVs Mobile Homes



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Structure Guidelines

For the (ACC) Architectural Control Committee Submission

	RV	Mobile Homes New & Used	Carports/ Garage/ Storage/ Deck	Homes/ Additions
Apply for Clearing Permit if lot will need to be cleared.	If Applicable	If Applicable	If Applicable	If Applicable
Apply for power (if power is currently not on lot).	If Applicable	If Applicable	If Applicable	If Applicable
Driveways must have a 10-inch culvert, if land fall requires it.	YES	YES	YES	YES
Non-paved driveway: gravel or crusher-run must be applied and perpetually maintained to prevent mud and dirt from getting on road. If Mud does get into road, it must be removed immediately, or it will be removed by the POA at the owners / Installers expense.	YES	YES	YES	YES
Lot must be cleared of all debris and temporary landscaping to prevent erosion must be in place.	YES	YES	YES	YES
Stake Lot and Structure placement on the lot itself. (Markers must be visible for inspection)	YES	YES	YES	YES
Prior structures exteriors must be in a good state of repair.	YES	YES	YES	YES
All safety hazards including, but not limited to, exposed wiring or open ditches and holes must be corrected.	YES	YES	YES	YES
All Building Materials and Trash must be removed from site.	YES	YES	YES	YES
All entrances that are 36 inches high or greater must have an open or closed porch or deck measuring at least thirty-six (36) square feet.	YES	YES	YES	YES
Open decks must have a safety rail. If the entrance threshold has less than 36 inches high steps a safety rail is required.	YES	YES	YES	YES
All exteriors of home to be complete, to include porches and stoops. Concrete or Block Foundations must be painted or finished with stucco.	YES	YES	YES	YES
Submit drawing with dimensions of lot. Include name, address, phone number, address of location, section and lot number. Indicate structure dimensions. Flag area where structure is to be placed, (including prior standing structures as pre-existing) on lot with the measurements marked from the property setbacks (refer to restrictions for setback). Need photos of placement if applicable.	YES	YES	YES	YES
Elevations marked on exterior layout.	YES	YES	YES	YES



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Submit Exterior dimensions and / or interior floor plan layouts with the dimensions.	YES	YES	YES	YES
Exterior Finish Materials Listed, including roof material.	YES	YES	YES	YES
Photo required of all 4 sides of Structures / Homes need drawing or sketch.	YES	YES	If Applicable	YES
Mobile Home / RV must submit manufacturer, model, year, size & New or Pre-owned.	YES	YES		
All Mobile homes must be underpinned. If underpinned with concrete or blocks, it must be painted or finished with stucco.		YES		
Non-Refundable fee to be collected (lot clearing w/ heavy equipment, new home, additions, mobile home placement, and driveways using concrete truck).	If Applicable	\$500.00	If Applicable	\$750.00
Refundable Permit Fees	\$500.00	\$1,000.00	\$50.00	\$1,000.00

POOL RULES

Rules are posted at the pool for your convenience. The purpose of these rules and regulations is to provide a safe and pleasant environment for all the members of Foxwood Hills.

- The pool is open daily from **11:00 a.m. to 8:00 p.m.** except for special Association activities that will be posted in advance. Hours may vary due to DHEC guidelines, weather conditions, or any unforeseen pool chemical imbalance. Anyone in the pool area after hours will be considered trespassing.
- **Everyone (Member, non-card holder member, guests and renter) MUST sign in at the Attendant's station and an Amenity Access Form MUST be filled out prior to the arrival of any guest or renter.** The Association will maintain the Amenity Access Forms for verification.
 - Each **member** must provide a valid, current membership card and picture identification (ID).
 - Each **non-card holder** member must present the member's valid membership card and a picture ID.
 - **Renters** must provide their renter's card and a picture ID
 - In the event a non-card holder member, or renter, of a member is to use the amenity without the member present, that non-card holder member or renter must be registered by the member with the Association office seven (7) business days prior to the use of the amenity.
- The Member is responsible to ensure their guests and renters abide by all amenity rules.
- Only six (6) people can be at the pool at one time with one membership account. If a member would like to bring more than six (6) people to the pool, pre-arrangement with the Association is required.
- A Member, who is not in Good Standing, may NOT utilize amenities as a guest of a Member who is in Good Standing - this will be considered trespassing.
- The pool is designated as a non-smoking area.
- Any person having an apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease is excluded and prohibited from using the pool.
- No horseplay or causing undue disturbance in or about the pool or surrounding areas.
- Proper swim attire is always required. Please remove all loose metal objects, i.e. bobby pins, jewelry, etc.
- Glass is not allowed in the pool or deck area.



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- While Non-alcoholic beverages, light snacks (chips, crackers, cookies & fruit) and sandwiches are allowable, no outside alcohol can be brought in.
- All inexperienced swimmers must always be accompanied by a competent and capable swimmer.

DEFINITIONS:

- **Members** - POA and Mt. Bay members current on dues with no outstanding compliance violations.
- **A non-card holder member** - member's immediate family members without a card issued in their name. Non-card holder members are spouses and children of the member. Non-card holder members must be listed on the Amenity Access Form on file with the POA. Non-card holder members must present the member's valid membership card.
- **Renter** – Residents who are not a member but staying with or a tenant of a member in good standing. The renter MUST be listed on the Amenity Access Form with beginning and ending dates of the stay at the rental of the property. Renter must present the property owner's membership card and their own picture ID to the pool attendant at each visit to the pool.

There will be a \$50.00 fee for non-compliance.

The Member is responsible for ensuring all guests and/or renters abide by the rules.



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Area Phone Numbers and Information

EMERGENCY

Emergencies	911
Foxwood Hills Security	864-247-1461
Sheriff's Office	864-638-4111
Oconee Medical Center	864-882-3351

OTHER HELPFUL INFORMATION

CONTACT	PHONE NUMBER	WEBSITE
The Lodge	864-647-9705	
Army Corps of Engineers	1-888-893-0678	www.sas.usace.army.mil/lakes/hartwell
To confirm your 911 address	864-638-4250	
Oconee County Offices		www.oconeesc.com
Animal Control	864-888-0221	
Assessor	864-638-4150	
Building Codes	864-718-1005	
Burn Permit	800-705-8618	
Delinquent Tax Office	864-638-4147	
Land Fill (Tree's & Brush)	864-888-1440	
Map Room	864-638-4285	
Probate Office	864-638-4276	
Public Library – Seneca	864-882-4855	
Public Library – Walhalla	864-638-4133	
Public Library - Westminster	864-647-3215	
Register of Deeds	864-638-4285	
Treasurer's Office	864-638-4133	
Sheriff's Office	864-638-4111	www.oconeelaw.com
Schools	864-886-4400	www.oconee.k12.sc.us



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Getting Started: New Resident Checklist

The Oconee County government is here to provide services that will enhance your quality of life. The following checklist will assist you during your transition:

ESTABLISH MAILING ADDRESS

- *Must be requested in writing. New addresses request..... 868-638-4250
Form may be obtained at GIS Office (Room 208) in the Oconee County Administrative Complex, 415 S Pine, Walhalla; or at www.oconeesc.com/planning/addressing.*

UTILITIES

- **ELECTRICITY**
*Blue Ridge Electric Cooperative..... 864-647-2005
2328 Sandifer Blvd., Westminster, SC 29693800-240-3400
www.blueridge.coop*
- **PROPANE GAS**
Ferrellgas:888-670-1301
- **WATER AND SEWER**
*Total Environmental Solution, Inc. (TESI).....800-372-9712
www.totalenvironmentalsolutions.com*
- **WASTE MANAGEMENT CENTERS**
*Oconee Land Fill.....864-888-1440
www.oconeesc.com/SolidWaste/index.html
Manned Convenience Centers
Open Monday, Tuesday, Thursday, Friday & Saturday
7:00 am – 7 pm*

SATELLITE TV

- *Direct TV www.directv.com.....800-347-3288*
- *DISH www.dishnetwork.com.....800-716-4470*

DEPARTMENT OF MOTOR VEHICLES for South Carolina (DMV)..... -800-442-1368
Local office 1309 S. Radio Station Rd., Seneca, SC 29678.....864-882-8698
www.scdmvonline.com/DMVNew/default.aspx

South Carolina Department of **VOTER REGISTRATION** and Election.... 864-638-4196 415 S. Pine St.,
Walhalla, SC 29691 or www.scvotes.org

U. S. POST OFFICE.....864-647-2484
800 E Main St., Westminster, SC 29693 800-275-8777
www.usps.com

WESTMINSTER CHAMBER OF COMMERCE.....864-647-5316
www.westminstersc.com



800 Hickory Trail, Westminster, SC 29693

Phone 864-647-9510

Fax 864-647-7669

Email: poaoffice@foxwoodhills.net

Website: www.foxwoodhills.net

Directions to the Local Convenient Center:

At the end of Blackjack Road take a right onto South Hwy 11 toward I-85, continue driving until you see the Exxon (Bounty Land Quick Stop) on the right, turn right onto Rock Hill Road beside the Exxon, the Convenient Center is on your immediate right.

Directions to Landfill:

At the end of Blackjack Road take a left onto North HWY 11 turn right onto HWY 123 towards Seneca, then turn right onto Wells Hwy (at Wal-Greens) - go thru four (4) red lights, landfill is located approximately three (3) miles on right. (Immediately after Strawberry Farm Road).

*Foxwood Hills Property Owner Welcome Book developed
by the Communication Committee, Foxwood Hills
Property Owners Association.
Revisions and updates should be submitted to
POAoffice@foxwoodhills.net*



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COMMITTEE INTEREST FORM

(return to POA office prior to summer season)

Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Committees advise and assist the Manager and Board in conducting the business of the Association. Interested members are invited to volunteer for committees where they have an interest and can contribute to the community.

Please check all committees on which you would like to participate; ***add a second check if you are interested in chairing that committee.***

____ **Architectural Control Committee (ACC)**

ACC Structural reviews, monitors, and oversees new construction, modifications, and exterior modifications on the members' property in compliance with the Restrictions and Bylaws for each section.

ACC Compliance conducts weekly inspections of members' properties on a weekly basis to ensure non-structural compliance of members' property and follow-up on violations in a scheduled manner.

____ **Beautification Committee**

Reviews common areas in the community that need improvements, and makes recommendations to the GM and/or Board to ensure common areas are maintained and community is marketable from an aesthetic perspective. They, also, organize "clean-up day(s)" or other projects for the community.

____ **Budget**

Works with the GM and Board Treasurer to compose a draft of the annual budget for consideration by the Board and aids in the annual audit requested by the auditor. Vetting process is required by Charter.

____ **Communications**

Prepares the quarterly newsletter and makes recommendations for improvements and revisions of Association documents and tools, including but not limited to the website and Welcome Booklet.

____ **Marketing Committee**

This committee works with several of the other committees to find ways to utilize creative marketing tactics, to present Foxwood Hills as the future for residents in Oconee County.



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____ Neighborhood Watch

Neighbors helping neighbors create a more alert and reporting community to assist our Security team with notifications of suspicious behavior and watching after neighbors' property when they are away from home.

____ Nomination

Provide a slate of nominees to the Board of Directors for annual elections. Investigate any potential nominee to determine they are current as to all fees, dues, and assessments and in compliance with all restrictive covenants. They ensure a secured process for ballot tally each election.

____ Roads

Roads are the largest amenity expense in the budget and this Committee works to ensure repair priorities are upheld, minor maintenance issues are addressed before they become major road repairs, and assist with developing annual plan for road improvements to the Board of Directors.

____ Social/Activities

Plan and execute social events to keep the community engaged and active for all age groups.



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AMENITY ACCESS FORM

(return to POA office prior to summer season)

Section/Lot# _____ Account(s)# _____

Last Name _____ First Name _____
1st Name (as on Deed)

E-mail _____ Telephone # _____

Last Name _____ First Name _____
2nd Name (as on Deed)

Mailing Address

City _____ State _____ Zip Code _____

ANYONE ON THIS LIST UNDER 16 YEARS OF AGE NEED TO BE ACCOMPANIED BY AN ADULT WHO IS ALSO ON THIS LIST

2nd Name _____

3rd Name _____

4th Name _____

5th Name _____

6th Name _____

For Renters:
Rental Start Date:

Rental End Date:

ONLY SIX (6) PEOPLE CAN BE AT THE POOL AT ONE TIME WITH ONE MEMBERSHIP ACCOUNT

INFORMATION FOR FOXWOOD HILLS MEMBERS: Members must have this form completed and on file with the POA office. Members must show their membership card and photo identification on each visit. A Member, who is not in Good Standing, may **NOT** visit the Pool as a guest of a Member who is in Good Standing.

INFORMATION FOR RENTERS: The Member renting their home is responsible for filling out this form and informing their Renters of this Amenity Access Form. Provide the names of each guest in the rental party. Renters must have this form completed and on file with the POA office. All Renters visiting the Pool must show photo identification and have a current Member Card at each visit and be listed on this form.

I have read the Amenity Rules and Pool Access Information. The rules will be strictly enforced.

Member Signature Date

Foxwood Hills POA Representative