LAKE SANTEE

Property Owners Association, Inc.

STATISTICS

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1. Name of development: Lake Santee Subdivision.
2. Operated by: Lake Santee Property Owners Association, Inc.
3. Name of developing company: American Realty Corporation.
4. Lake Santee was developed in 1964 and 1965.
5. A Property Owners Association was formed in the name of Lake Santee Property Owners Association, Inc. in 1967 and is a not-for-profit corporation. The Lake, roads, access areas and recreational areas are the property of the Association.
6. Lake Santee Property Owners Association, Inc. is operated by an elected nine member Board of Directors, a Lake Manager, two administrative specialists, four security officers, a maintenance supervisor and crew of three, a lab tech, a custodian, and a trash/recycle center attendant.
7. The subdivision consists of 1256 acres, which completely surrounds the Lake, located in Decatur County, with the exception of 39 acres located in Franklin County.
8. There are approximately 1682 lots in the Lake Santee Subdivision.
9. The Lake is approximately 250 acres in size and has 5 to 5.5 miles of shoreline. The depth at the dam is approximately 30 feet and has an average depth of 15 feet. The Lake is approximately 2 miles in length and up to 1/2 mile in width and is fed by the Right Hand Fork of Salt Creek.
10. The dam is 1000 feet long and 48 feet high, and has a concrete spillway 150 feet in width.
11. The development has a main beach 1000 feet long and a secondary beach 200 feet in length located on the east side of the Lake.
12. There are eleven lake access areas for use by all members, as well as numerous off shore recreation areas.
13. Members dues are $25.00, plus assessments as determined annually by the Board of Directors. The total current annual dues and assessments for a family membership is $620.00. If you own more than one lot, you will be charged a "multiple lot assessment", which is 10% of the total dues & assessment or $62.00 for each additional lot.
14. There are currently approximately 535 homes, with over 60% being full time residences.
15. All lots in the subdivision are to be used strictly for residential purposes, except where noted on the plat maps.
16. The Sea Shack opened August 4, 2014, is open 7 days a week & is located next to the office. Full menu & bar with daily specials & breakfast served Fri-Sun. Hours: Mon-Thurs 10am-8pm, Fri-Sat 7am-10pm, & Sun 7am-4pm
17. Lake Santee Marina is a privately owned business and provides full service located at the south end of the Lake, near the dam.
18. Facilities include picnic areas, tennis court, beach volleyball, basketball court, beaches, a community room for Club functions (which can also be rented for private functions) and of course the Lake and related activities.

19. The Lake is stocked annually with various fish as they become available. It is an excellent fishing Lake with large mouth bass, small mouth bass, wiper bass, walleye, black crappie, blue gill, catfish and others.

20. Skiing is permitted in designated areas of the Lake.

21. A monthly magazine, the SMOKE SIGNALS, is published by the Booster Club and mailed to all members.

22. Active organizations at Lake Santee include the Women's Club, Booster Club, Lake Santee Friends of Wildlife, Ski Club, Book Club, Bass Club, Ladies of Lake Santee, and the Kiwanis.

23. Santee Drive is the main road, which circles the Lake and is paved 18 feet in width with a 70 feet right-of-way. The secondary roads are all-weather stone or chip and seal approximately 15 feet wide with a 60 feet right-of-way.

24. The electric supplier for the majority of lots is Decatur County REMC, Greensburg, IN.; and Rush County REMC, Rushville, IN. for the Franklin County lots.

25. Telephone & DSL service is provided to the Lake Santee Subdivision by Frontier Communications. 4G wireless by Enhanced Telecommunications Corp & Verizon Wireless.

26. US Postal Service provides service to mailboxes located on Santee Drive.

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27. Plans for all homes, home additions, out buildings and docks are subject to approval by the Association, and must conform to the deed restrictions and all applicable rules and regulations. County permits are also required on all structures.

28. A central water supply system furnishes water to all properties. It is owned and operated by the Lake Santee Regional Waste & Water District. There is an annual charge of $57.96 per membership for water availability, for non-users. Users of water are on a monthly-metered rate, the minimum charge being $48.24, plus $3.16/1000 gallons. Water tap fees are $1,100 if no bore is required; $1,500 if a bore is required

29. Sewer service is available to all lots. The Lake Santee Regional Waste & Water District provides service. Monthly rates are $40.52 minimum per month plus $3.13 per 1000 gallons passing the water meter. More information regarding rates and connection charges are available at the office. New connections must pay a connection charge, plus the cost of materials and installation of the new sewer grinder station and related equipment. Minimum estimated cost for the connection will be at least $8,000.

30. Houses must have a minimum of 900 SF of living space on the first floor.

31. All structures must comply with the following set back requirements:
    50 feet from the Lakes normal shoreline
    30 feet from all road right-of-ways
    10 feet from all adjoining property lines

32. A home must be built before any other structure, except that a boat dock may be placed on the property.

33. Tent camping or use of camping trailers is prohibited by the land restrictions. The use of motor homes is permissible on a limited basis.