

Community Update #4 Sunrise Pointe Maintenance

Harbour Watch is considered a preserved community as designated by DHEC. The majority of Sunrise Pointe is owned by Dominion Energy and they dictate how it is to be maintained. Harbour Watch only owns a small diamond shaped (+/- 1225 square foot) parcel in the middle. Dominion Energy must follow guidelines established by the Federal Energy Regulatory Commission (FERC) on maintaining good water quality and protecting the natural resources. ***“Removal of native shoreline and aquatic vegetation can result in a loss of valuable habitat used by fish and wildlife for cover, food, nesting areas and rearing areas for young. Even seemingly minor activities, such as clearing underbrush can affect some species”***FERC Also, ***“Any vegetation removal or cutting on project lands associated with such non-project uses (i.e. a view corridor for a private residence), may not override the preservation of aesthetic resources along a reservoir shoreline in that area needed to protect and enhance the project’s scenic values.”*** FERC

FERC preferences for shorelines includes:

- *Maintaining shoreline in as natural state as possible to preserve fish and wildlife habitat
- *Establish a shoreline buffer zone of limited or no development to protect habitat
- *Restricting vegetation clearing within the buffers or along shoreline
- *Preferring “soft” erosion control techniques (vegetative plantings)

After several phone calls and conversations with Dan Adams, of Dominion Energy, the HW POA Board of Directors has a clear understanding of Dominion’s expectations of preserving the natural environment at Sunrise Pointe. This includes:

- Leaving the area as natural as possible
- Retaining and restoring all aquatic vegetation below the 360 line
- Allowing native grasses in the buffer zone- no sod
- Leaving all trees with a 3-inch diameter or more
- Planting of native species of trees, shrubs and grasses by HW Grounds Crew within the buffer zone
- Minimizing motorized vehicles within the Sunrise Pointe property
- Mandating that golf carts **must** stay on the current path
- Not allowing boundary stones to be put on Dominion property

From Dominion website, Limited Brushing Policy: Trees, bushes and vegetation growing below the 360' on the shoreline of Lake Murray play an important role in the overall environmental condition of the Lake. The ecological benefits of the vegetation for the fish and wildlife habitat support a sound, healthy lake environment. Dominion Energy's SMP permits limited removal of the shoreline vegetation for the construction and installation of docks and boat ramps. Property owners must contact Dominion Energy's Lake Management personnel prior to any removal of shoreline vegetation below the 360' or within a vegetative buffer zone).

In accordance with Dominion's expectations and approval, the Harbour Watch Grounds crew (GC) are to be the only custodians of Sunrise Pointe.

The HW POA Board of Directors have unanimously voted upon the following maintenance to be performed by our grounds crew (GC):

- GC will mow two lawnmower widths outside the golf cart path and all of the area inside of the loop
- GC will remove all fallen branches inside the loop
- GC will remove fallen branches larger than 3 inches in diameter in the buffer zone. Smaller branches will be left as a habitat for wildlife.

Rules for use of Sunrise Pointe by residents

- **Electric** golf carts will be allowed from sunrise to sunset only
- Golf carts **MUST** stay on the current path
- Sunrise Pointe is open to those on foot from dawn to dusk
- Residents will pick up their pet's waste and dispose of it properly
- Residents will place all trash in the trash can
- Residents will refrain from piling debris into the buffer zone or on HWPOA property
- **Individual homeowners do not have the right or authority to perform any maintenance in any area of Sunrise Pointe above and beyond what is completed by the grounds crew. This includes but is not limited to: limbing, brush clearing and mowing.**

The above rules will be subject to Harbour Watch Rules and Regulations

Map on next page

HW with Sunrise Pointe, Dominion, and Buffer Zone Property

(All Dominion property is shown in green)

Dominion property

← Clubhouse and pool

Dominion

75 foot

buffer zone

Dominion Sunrise Pointe

↑ Harbour Watch common property

75 foot

buffer zone

Dominion

