

# CRYSTAL SPRINGS LAKE

## FACT SHEET

### ABOUT THE COMMUNITY:

- Crystal Springs Lake is a gated community with an electronic entry.
- 57 Lakefront lots, all dockable.
- 52 Water-access lots, all with deeded boat slips.
- Homeowner Association fees will be \$900 per year.

### AMENITIES:

- Proposed Homeowner Association-owned amenities include: Swimming pools, Tennis courts, Community building, Sandy beach, Athletic field, Lakeside pavilion, Boat ramp, Floating bridge, and Walking trails.

### ARCHITECTURAL REQUIREMENTS:

- Homes for the community are required to have a minimum of 2500 square feet, whether a ranch, single-level or two-story plan.
- Homes may be constructed of brick, stucco, Hardee plank and includes log homes.
- There is a 50' set-back from the water line; 10' sideline set-back, and 25' set-back from the road.

### ABOUT THE LAKE:

- Crystal Springs Lake is spring-fed with a spill-way for the overflow.
- Crystal Springs Lake will be owned by the community.
- The lake is approximately 3/4 mile in length.
- Craft allowed on the lake range from canoes, paddleboats, pontoon boats and other gas-powered boats with a maximum of 25 horsepower allowed for motors.

### UTILITIES:

- Electric service is provided by Mid Carolina Electric, and will be underground.
- Carolina Water, a public rural water district, will provide water to the community.
- Homes in Crystal Springs Lake will need a septic system.

### AREA:

- Crystal Springs Lake is in Lexington County, and within the Lexington School District 1, in Pelion.