






-  973-637-0767
-  sceniclakes1@gmail.com
-  68 Scenic Drive, Hamburg

## Dear Homeowner:




Thinking of moving into Scenic Lakes? We hope you find our little community as wonderful as we do. Before you purchase or rent a home here, there is some important information you need to know regarding Scenic Lakes Community Association.

Scenic Lakes is a membership driven, self-governed, all volunteer non-profit organization. Membership is mandatory for all properties within our boundaries and is subject to deed restrictions, by-laws, and rules and regulations; all of which may be found on our official lake website: sceniclakescommunity.com Established in 1954, Scenic Lakes Community contains over 350 homes across approximately 260 acres in both Vernon Township and Hardyston Township. We have both a natural and man-made lake within our boundaries covering nearly 8 acres of waterway. Located in the heart of Sussex County, Scenic Lakes is bordered on two sides by the beautiful wooded Wallkill Federal Wildlife Refuge. The fiscal year for the community begins on January 1st.

A schedule of fees may be found below. Membership dues are an important part of keeping our community going. As a non-profit organization, these fees are used for upkeep and winter maintenance of 7 miles of private roadway, maintenance and management of the lake and dam, lifeguards, stocking of fish, utilities, insurance and taxes, upkeep of all common areas, etc. These common areas are available for all members in good standing, including: basketball courts, playground, soccer field, hiking trails, and use of upper and lower lakes in the community. It is also important to recognize that membership dues are billed to the property, not directly to the owner of the property. When the title changes hands all past due bills will then be the responsibility of the new owner.

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## Dear Homeowner:

For this reason, it is important to contact our office before purchasing any home in our community to ensure that all fees and dues are up to date on the property. This is a wonderful community to live in and we welcome you with open arms. Please feel free to reach out with any questions or concerns you may have, and we hope to welcome you as a neighbor soon!

### Mandatory Fees:

**Initiation Fee:** \$1000.00 (Payable at closing)

**Title Transfer Fee:** \$500.00 (Payable at closing)

**Yearly Community Fees:** \$735.00 (billed yearly)

**New Construction Fee:** \$5,000.00 (payable prior to construction)

Be well,

**The SLCA Board of Trustees**

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www.sceniclakescommunity.com