

## The Highlands quick information and fact sheet.

- All Underground Utilities.
- High Speed DSL Internet Service. ([www.fastaccess.com](http://www.fastaccess.com))
- Electricity provided by NEMEPA, [www.epaofms.com/members/NEastElec.htm](http://www.epaofms.com/members/NEastElec.htm)
- Sewage Treatment provided by Individual Wastewater Treatment Centers.
- Telephone Service provided by Bellsouth. ([www.bellsouth.com](http://www.bellsouth.com))
- Community Water Provided by Punkin Water Association. 234-1897.
- Garbage collection provided weekly by Lafayette County Solid Waste.
- The 75-acre lake is Professionally Managed by South Eastern Pond Management of Ridgeland, MS. ([www.sepond.com](http://www.sepond.com)).
- Prior to completion of the Levee, over 1 million pounds of /Grade A Lime was distributed in the dry lakebed.
- The levee contains ~135,00 cubic yards of dirt and was completed on 8/14/02. It reached spillway level and began discharging less than 7 months later on 3/03/03.
- In November 2002, less than 3 months after construction was completed, The Lake was stocked with 70,000 Copper nose Bluegill Bream and Red Ear Shell Crackers along with 70,000 fathead minnows.
- Seven months later In June of 2003, the lake was stocked with 7,000 F-1 Largemouth Bass. Finally, in the fall of 2003, we stocked 700 catfish.
- The Lake has 18,700 feet or 3 ½ miles of Natural shoreline.
- The Lake maintains a constant water level year round due to being fed by over 30 live springs.
- The Lake's average depth is over 15 feet deep with the deepest point over 32 feet.
- No Jet Skis or Wave Runners are allowed on the Lake.
- Maximum length for Boats and Pontoons is 16 feet.
- 4 stroke outboards of 10hp or less are allowed on the lake between the hours of sunrise and sunset. Electric Motors are allowed anytime.
- Each Property owner will receive a free solar powered Sweeney fish feeder.
- All piers, docks and boathouses will be subject to Architectural Review.
- Property Owner's Association Fees are \$600.00 per year and will be used to professionally manage, Fertilize and maintain the Lake, Levee, unsold shoreline, green spaces and common areas.
- Fishing: S.E. Pond Management will conduct annual evaluations. Types of fish, limits on quantity and size will be set forth each year and based upon recommendations by the management team. The Highlands is a **Private Lake Community**. The Lake is not open to the public and no one is

- allowed to fish, swim or boat in the Lake other than property owners and their families or guests accompanied by a property owner.
- The Architectural standards at The Highlands are the highest in our area, protecting the value of your new home for generations to come.
  - Located on some of the highest elevations in the state of Mississippi.
  - Typography change and tree removal subject to Architectural Review.
  - All Accessory buildings subject to Architectural Review.
  - Minimum Square footage is 3000 ft heated on all lakefront homes, not including porches and garages.
  - Setbacks are minimum 100 feet from the water's edge.
  - Estate lots range up to 7 acres in size.
  - Privacy; The Ability to gate your own private drive from the main county road.
  - No farm animals allowed.
  - No firearms may be discharged on the property or the Lake.
  - No burning of trash or debris is allowed at The Highlands.
  - Each Property owner will be required to maintain suitable erosion control on his or her respective lot. Silt or any other material entering the Lake will not be allowed.
  - Each property owner will receive a free 2' interval TOPO and survey of their lot.
  - Quick hassle free 4-lane access to East or West Oxford.
  - Architectural Control Theme is Traditional and Classical Southern.
  - The Highlands is only 3 ½ miles from the intersection of Hwy 6 and University Avenue. Less than 5 minutes from the new Kroger.

The Highlands Covenants, Codes and Restrictions and all Exhibits meet all State and Federal Fair Housing issues as of the date of filing.

This quick information and fact sheet is in no way meant to be a replacement or substitute, to add to or take away from the Covenants filed at the Lafayette County Chancery Clerks Office.