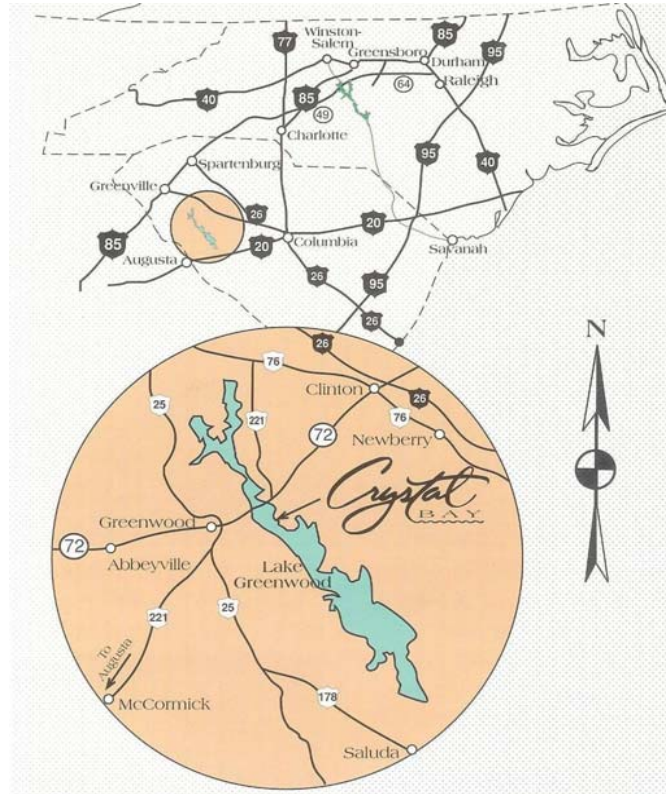




## RESTRICTIVE COVENANT HIGHLIGHTS

- Single family homes of a minimum size may be constructed (1800 sq. ft. on water and 1500 sq. ft. off water).
- No trailers, motor homes, tents or temporary structures may be used as a residence.
- The Architectural Review Committee must review and approve all building plans in advance, and construction must be completed within one year.
- Tree removal (over 6 inches in diameter) must be approved in order to maintain the community's natural setting.
- Cats, dogs and other indoor pets are allowed under control.



## A GREAT PLACE TO LIVE AND PLAY



Crystal Bay II HOA, P.O. Box 428, Cross Hill, SC  
<http://crystalbayiihoa.org>

Directions: Entrance on Rt 72, 2.3 miles south of Rt 39 and Rt 72 (Cross Hill) or 1.7 miles north of Rt 72 and Rt 221 (Lee's BBQ).

# CRYSTAL BAY

## A GREAT PLACE TO LIVE AND PLAY



A private, gated community on the Hidden Lake section of Lake Greenwood in upstate South Carolina.

Two to three hours from Charlotte and Atlanta. Approximately 1 hour from Greenville, Spartanburg, Columbia and Augusta. About 20 minutes from the smaller towns of Greenwood, Laurens and Clinton.



A small, friendly community where you can be as active and involved as you like. Over 165 one-acre or larger lots both on and off water; 45 or more of these have houses developed by year-round and seasonal residents.

## AMENITIES

- Gated, landscaped entrance with private roads.
- Natural forest setting with large wooded lots and diverse wildlife.
- Marina with boat launch & 15 slips.



- 15-Acre walking/nature trail.
- Recreation area with pavilion, BBQ grill, horseshoes and shuffleboard.



- 3-Acre fenced storage area for boats, trailers and RVs at no fee.
- Land designated and landscaped for future clubhouse and natural areas.



## BENEFITS

- Covenant community with an active, volunteer homeowners association.
- Four seasons with year-round boating, fishing, kayaking and canoeing. Swimming May to October. Lake regulated by Greenwood County with any size boat motor.



- Close to shopping, restaurants, entertainment, cultural activities, Lander University, Presbyterian College and Erskine College.
- Private community dog park with separate areas for both small and large dogs.



- Numerous festivals in many of the local South Carolina towns.
- 1-3 hours from major airports in Greenville, Columbia, Charlotte & Atlanta.
- Near Self Regional Healthcare and VA Centers.

- Convenient public and private golf courses.
- Current website with links to covenant, home construction and other association guidelines.

<http://crystalbayihoa.org>

- Low annual homeowner association dues.
- Lower Laurens County Taxes.

## ACTIVITIES

- Book Club, Service Club and Beautification Committee.
- Annual Spring Picnic, July 4th Picnic, Fall Octoberfest, Holiday Dinner and other special events.



- Friday evening gatherings at Pavilion Spring through Fall.



- Annual homeowners association election meeting with member luncheon provided.