

SWYGERTS LANDING

Homeowner Guide



FirstService
RESIDENTIAL

ACCOUNT INFO/ONLINE PAYMENTS

Please visit

<https://cmg.cincweb.com/>

Click the account login/payment button and enter your information. Once your information is verified, you will receive your password by email.

Assessment Fee Information

Assessments due on the 1st of each month.

Send ALL Payments To

Swygerts Landing Property Owners Association

P.O Box 1207

Commerce, GA 30529

Payment must be received and processed by the 30th to avoid late fees

Board Members

Michael Axelson

Ryan Brunke

Tina Baker

Association Email

swygertslanding.sc@fsresidential.com

ARB APPLICATION & FEES

You can find the Architectural Review Form at:

<https://fsresidentialcharleston.com/Swygerts%20Landing/Swygert's%20Landing%20Updated%20ARB.pdf>

There is no ARB fee for Swygerts Landing

What does the assessment pay for:

The business of your Association is to maintain the common area landscaping, ponds, signage, insurance, utilities, administrative costs, postage, invoicing, accounting, reserves for future projects, etc. The Assessments are used to cover these expenses. As a member of the Association, you are required to pay a share of the costs, whether or not you use the community amenities.

FREQUENTLY ASKED QUESTIONS

SWYGERTS LANDING

ARC Details

Q: What is the Process?

A: Upon submitting an ARB form with your request for changes/modifications the Architectural Review Committee will take time to review your plans and determine if they comply with the governing documents and regulations as outlined by the developer. You will be notified of the decision to either approve or deny your request within 30 days of submission and involves a number of steps depending upon the details and specifications of your plans. When a decision is made, you will be sent an official letter from the association you can retain for your records.

Q: Where do I find the form?

A: The form can be found here: <https://fsresidentialcharleston.com/Swygerts%20Landing/Swygert's%20Landing%20Updated%20ARB.pdf>

Q: How do I get my plat?

A: The first place to check is your closing packet—you should have received a copy when you purchased your property. If you are unable to locate it there, contact your developer. If your builder or developer is no longer able to be reached, you can pay to have a surveyor create one for you. Check your local listings for a surveyor.

Q: Where do I send the form?

A: Swygerts Landing Property Owners Association
201 Sigma Dr. , Ste. 350 Summerville, SC, 29486
Email: swygertslanding.sc@fsresidentialcharleston.com

Important Links

Community Page:

<https://fsresidentialcharleston.com/swygerts-landing/>

CCR's:

<https://fsresidentialcharleston.com/swygerts-landing-governing-documents/>

Contact Information (please keep your contact information up-to-date so we can keep you informed!) :

<https://fsresidentialcharleston.com/contacts/>

Dates to Remember

Annual Meeting Date:

January

All members will be notified at least 30 days in advance of the meeting.



FREQUENT CONTACTS

Swygerts Landing

Insurance Information

Nationwide- Schirmer Agency

843-881-4707 Phone

<https://agency.nationwide.com/sam-schirmer-in-mt-pleasant-sc?>

Utilities Information

Electric Company Contact: Berkley Electric

Gas Company: Berkley Electric

Water Department Contact: Charleston Water Company

Garbage Collection Contact: Carolina Waste and Recycling

Other Information

Landscaper/Irrigation— Bliss Landscaping

Pool Maintenance: US Aquatics

Pond Maintenance—Lake Doctors

Pest Control— Palmetto Exterminators

FirstService

Residential

Street address:

201 Sigma Dr.

Suite 350

Summerville, SC 29486

Phone: (843)795-8484

Fax: (843)278-6853

Email

<http://>

fsresidentialcharleston.com/

swygertsland-

ing.sc@fsresidentialcharleston.com

VIOLATION POLICY

FirstService Residential is contracted by your Association to perform weekly inspections and to note anything that is in noncompliance to the Governing Documents and Enforcement Policy in place. Once a violation has been noted a courtesy notice is sent, if the same violation occurs a second time a second courtesy notice is sent. After the third occurrence fines begin to incur beginning at \$25 and doubling every 10 days thereafter until resolved.

<https://fsresidentialcharleston.com/swygerts-landing/>