

NEW LOT SALE IN GAINES BEND

The GBPOA wants to make sure our property owners are aware of as much information as we can confirm. A developer, Premier Land out of North Carolina has purchased 206.578 acres from Gaines Bend Development. The plat of the property is shown on EXIBIT A. This is known as The Reserve at Gaines Bend and will be platted into 86 lots. Premier Land has posted a 1-day sale for September 21, 2019 as shown on their website, www.pklakesale.com.

Survey stakes are present all over this area, and one can see lot locations. Premier also informed the GBPOA that the road and name signage was not to their liking and told us they would take down and erect their own which they are now doing. In some cases the signs were removed from property they did not purchase.

Construction has begun to extend Rawhide Ridge to the entrance of the Marina owned by Gaines Bend Development. This construction has resulted in abnormal truck traffic resulting in wear and tear of our roads. Currently the deed restrictions for the new lots require participation in the GBPOA road fund.

At this time Premier has not shown any desire to join our existing GBPOA. That said they are not allowed to use the mail center, trash compactors or toll tag entrance at the front gate. GBPOA in turn has no say in new construction, mowing, lot upkeep, etc. Premier has openly said that their CC&Rs are very similar to ours. They are interested in the land sale only.

Be assured that the GBPOA is doing everything it can to protect the assets and interests of Gaines Bend Property Owners. Information has been difficult to obtain. We are sharing what we can currently confirm. We have sought legal counsel and are diligently seeking answers.

One can expect more land sales if the developer moves forward with Phase II and III. The POA website, www.gainesbendpoa.com, will contain updates as information becomes available.