



TURTLE BAY

— LAKE CAMPBELL —

Welcome!

Turtle Bay development, located on Lake Campbell, in southern Brookings County is an amazing lake neighborhood and a great investment and opportunity. The area offers the natural serenity unparalleled minutes from Brookings and within an hour of Sioux Falls. The property provides lake living with occasional visit from deer and geese and amazing night sky.

With restaurants, shopping, and the Downtown Brookings area only fifteen minutes away, our location is accessible to the best that Brookings and Sioux Falls has to offer. The Brookings Country Club opened in 1921 and is situated just across the water from Turtle Bay offers an 18-hole golf course with gorgeous views with abundant green spaces, rolling hills and mature trees. Brookings Country Club at Lake Campbell offers both golf and social membership, with great food, atmosphere and service.

If you would like to find more about the Turtle Bay development, please call or text David Kneip at (605) 691-9200 or Raeann Thompson at (605) 695-8495, or check out our website www.TurtleBaySD.com.

What is the HOA?

The Turtle Bay Homeowners Association is a South Dakota non-profit Corporation. It is a common-interest community consisting of landowners living in a residential neighborhood that has restrictive covenants placed on the property. Homeowner associations are unique in that they usually have property known as “common area” which is entitled to be used by the members of the association. Our “common area” is the private road and the section line access to the lake on the eastern side of the property. A section line is considered public access and lot owners can access the lake through the section line if they purchase a lakeview lot that does not include lakeshore. For more detailed information, please see the Declaration of Covenants, Conditions, and Restrictions which can be found on our website.

Annual Dues

The HOA Annual Dues go toward the cost of maintenance and upkeep of the common area including maintenance of the road, snow removal and upkeep of the green spaces, mowing of property between the road surface and the individual lots, and general maintenance of the property. Annual Dues are required from every lot owner and the amount is subject to change pursuant to the covenants. The HOA Board of Directors endeavors to keep the dues

as low as possible each year while maintaining a good level of quality for our members. The Turtle Bay Homeowners Association Dues are collected once a year in January and are \$500 a year starting in 2026. There will be no dues in 2025, and the property will be maintained by the Developer.

Pets Dogs and cats are allowed. Outside kennels are not permitted. When not on personal property, all pets must be on a leash and controlled. Any messes must be cleaned up immediately.

Design Review Committee

Bring your own house plans or let one of the local construction firms help you out. We have the names of some of the best home builders in the area and are happy to help get you started. To help protect the aesthetics and overall property value of Turtle Bay, we have a Design Review Committee which reviews and approves all exterior plans and placement of the house prior to build.

For your convenience, here is a brief overview of the Design Review Committee guidelines:

- New construction, additions, alterations and or improvements are subject to the approval of the Design Review Committee.
- Plans, including site plan, must be filed and approved by the Design Review Committee. The initial Committee is set up as the Developer, a real estate agent and architect.
- Homeowners must comply with all government-imposed regulations on building in this area.
- Single family properties will not have a minimum square footage.
- Exterior finishes and the location of any structures on the lot shall be approved by the Design Review Committee.
- Exterior colors must be approved by the Design Review Committee.
- Sodding or planting of grass shall be completed by the contractor within 12 months of occupancy.
- Trees are strongly encouraged and each lot owner, even if they do not immediately develop the lot, should plant six (6) trees within 24 months of purchase.

Please contact us with any questions or to set up a tour.