

Facts About Oak Shores

LOCATION: In beautiful oak-covered foothills on the shores of Lake Nacimiento, northeast of Hearst Castle. Oak Shores is an easy & beautiful drive from Paso Robles with approximately twenty-five miles of good, paved roads.

CONVEYANCE OF PROPERTY TO PURCHASER: By Grant Deed.

FINANCING: Conventional, Private & Seller carry-back.

PARCELS: Available on or near the shores of Lake Nacimiento & close by in the hills.

PROJECT SIZE: Four tract maps (consisting of 851 lots) have been recorded, covering a total of 328 acres. Oak Shores Estates is to the east & there are plans for a tract to be added to the west of Oak Shores.

SUBDIVISION ENGINEERING: Touns Engineering Inc., Sherman Oaks, California.

ZONING: Subdivision has been zoned "L", recreational zoning as a planned, private development.

UTILITIES: All underground.

Water - Nacimiento Water Company, a public utility. Annual water meter fee is \$419.12 plus tax. Water usage is metered. Rate is \$9.55/100 ccf (about 748 gallons). 1.17% PUC surcharge is figured on the total. The water meter fee is payable annually for non-owner occupied homes & quarterly for owner occupied homes.

Electricity - Underground service to each lot provided by Pacific Gas & Electric.

Telephones - Underground service to each lot provided by SBC Telephone.

Sewer - Sewer system operated by San Luis Obispo County & owned by property owners. Annual sewer availability charge - \$196.92 for houses, billed with property taxes. There is a one-time \$2,000.00 hook-up fee charged for new construction.

Disposal Company - \$314.88 annually (for homes only) collected by Oak Shores Community Association.

PROPERTY TAXES: Annual Taxes are based on Proposition 13 at 1% of selling price with sewer availability charge & outstanding government bonds added. Estimate property taxes by multiplying selling price of homes by 1.3% & lots by 1.5%. The difference is due to sewer charge.

PRIVATE OWNERSHIP: With the purchase of property at Oak Shores, owners will automatically become members of Oak Shores Community Association (OSCA), a non-profit California Corporation. The greenbelt, clubhouse, boat ramp, marina, parking areas, gate house, roads & all recreational facilities are owned & maintained by OSCA. The annual dues assessed by OSCA (currently \$968.23 per 6 months) cover these maintenance costs.

DOCK OWNERSHIP: All boat dock owners are subject to an annual licensing fee of \$60 for single slip docks, plus \$20 for each additional slip for multiple-slip docks. Personal docks are also subject to a San Luis Obispo County property tax.

BUILDING PLANS: All plans must be approved by the Architectural Committee & SLO County. OSCA charges a one-time road impact & plan check fee of \$2,050 for major construction, \$550 for semi-major construction and \$15 for new improvements. In addition,

OSCA requires compliance deposits in the amount of \$1800 for major construction, \$725 for semi-major construction and \$180 for new improvements. For new home construction, additions, and garages, a prepaid dumpster for six months is also required.

AMENITIES:

Lake - 5,370 acres, 165 miles of shoreline, 16 miles long at surface elevation of 800 feet. Summertime lake temperatures average in the mid to high 70s. Swimming, boating, water-skiing & fishing.

Clubhouse - Contains 4,800 sq. ft. kitchen facilities, dining & bar area, multipurpose room for meetings, parties (capacity 192) & dining (capacity 90), large covered deck, library & OSCA office.

Swimming Pool - There is a fenced, heated swimming pool complex adjoining the clubhouse & picnic area.

Marina - Approximately 66 public (members) boat slips (first-come, first-served basis), 144 privately owned slips, plus landing facilities, including reinforced concrete ramps.

Campground - Limited capacity is provided for property owner's use on an advanced reservation basis. It is privately owned, with operating costs paid by OSCA. For guests, the cost is \$25/day & \$30/day with electricity.

Miniature Golf - Volunteer-built 18 hole course.

Guarded Entry Gate - For privacy & security.

Fish - Large mouth bass, small mouth bass, white bass, bluegill, crappie, & catfish.

FIRE PROTECTION: Volunteer Fire Department (San Luis Obispo County Company 34) is equipped with fire engines & a fire boat. Fire hydrants are located throughout the community. California Division of Forestry Station is approximately 10 miles away.

MEDICAL: Equipped medical rescue vehicle & Emergency Medical Technicians are on call 24 hours a day. Twin Cities Hospital is approximately 40 miles away in Templeton.

SCHOOLS: San Miguel Joint Union School District serves K-8th grade students at Cappy Culver School near Heritage Ranch. Paso Robles Union District serves high school students at Paso Robles High School in Paso Robles.

FACILITIES: Oak Hill Market is a full service grocery store approximately 17 miles from Oak Shores. There is also a Fill 'N' Save gas station at the Oak Hill Market complex. Other shopping is 25 miles away in Paso Robles.

SALES: **Oak Shores Realty, Inc.** - Located at Oak Shores' main gate, the real estate office is open Monday through Saturday (except for New Years, Easter, Thanksgiving and Christmas) and by appointment.



**OAK SHORES
REALTY**

#1 Oak Shores Drive,
Bradley CA 93426
805-472-9030

Info@OakShoresRealty.com
www.OakShoresRealty.com