

# 2024 BUYERS' GUIDE



# Lake Sherwood Acres

### ABOUT US

Lake Sherwood Acres is a well-kept secret of 312 homes located north and east of the intersection of South Sherwood Forest and Coursey Boulevards. There are 81 homes built on the shores of our quiet 20-acre lake, as well as 231 homes that are located on curved streets and cul-de-sacs.

The neighborhood was developed by Victor Coursey in 1974 when Sherwood Forest Blvd was extended south of I-12 to Airline Highway. This area was considered far from downtown. Today, shopping centers, coffee shops, and retail businesses surround Lake Sherwood. There are more than 50 restaurants located within two miles.



North Entrance on Sherwood Forest Blvd

### AMENITIES

- Lake Sherwood has many amenities that make it attractive to new buyers:
- Five miles of safe, sidewalk-lined streets that make walking and jogging a favorite activity
  - Well-maintained grounds, lake, and common areas
  - A private 20-acre lake for fishing and boating (small boats, sailboats, canoes, etc.), and
  - Two common area parks overlooking the lake serve as convenient resting places for walkers and for fishing and picnics.

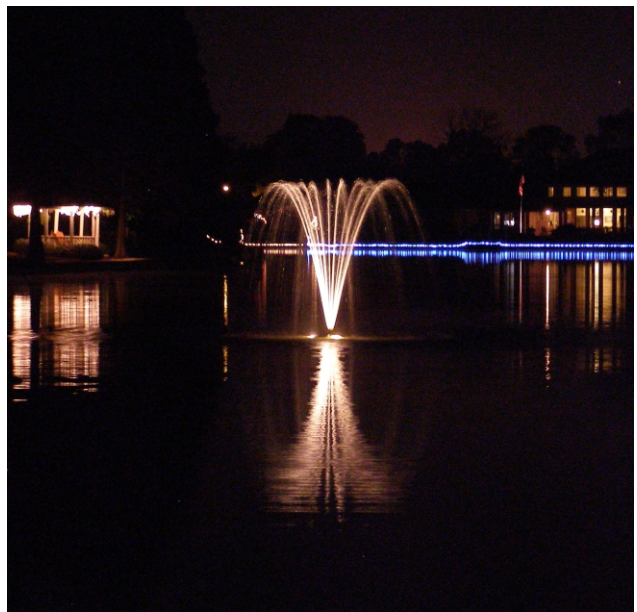
- An important part of this neighborhood is that every resident is a member of the Lake Sherwood Club Association. It is our own Club. Amenities include:
- A 25-meter pool, wading pool, three gazebos, large clubhouse with kitchen, two tennis courts, a fishing dock, and boat launch
  - The pool area is open daily during summer months and staffed with certified lifeguards
  - The “Lakers” swim teams compete in the Baton Rouge Summer Swim League, and
  - The Club Recreation Committee organizes activities throughout the year such as family pool parties, cookouts, wine tasting, and occasional dinners.



“Sharks” Junior Swim Team and coaches

### LOW ANNUAL DUES

- Annual dues for 2024, which include full Club membership, are \$485 for off-lake lots and \$725 for lake lots
- Dues have remained nearly level since 2009, and
- Because our dues are mandatory, there is no need for a “Crime District” or their increased taxes.



Lake view from one of two Common Areas

### ACTIVE HOMEOWNERS' ASSOCIATION

Lake Sherwood is a “deeded subdivision” with well-written Restrictions & Covenants (R&Cs), and it has an active, volunteer homeowners' association (HOA) that manages the subdivision’s affairs and uniformly enforces the R&Cs.

### WHY IS THIS IMPORTANT?

The R&Cs cover many important items that together support the long-term real estate value of the neighborhood. Items such as architectural control over all external construction eliminate the neighborhood blight of makeshift storage sheds and add-on carports seen in many subdivisions.

The R&Cs make dues mandatory and guarantee resident rights through annual approval of the budget and the election of directors.

An active resident-friendly HOA manages the business of the subdivision, uniformly enforces the Restrictions and Covenants, sets budgets, collects dues, and operates the subdivision in a professional manner. The benefits are many:

#### Resident Communications are considered important

- Resident Email/Alert System
- Quarterly Newsletter
- Dedicated Website

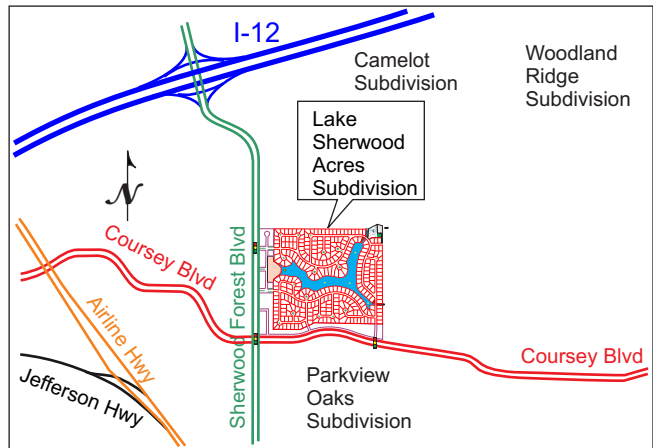
#### Proper budgeting, multi-year planning and spending controls are in place and successful

- A Reserve Study is in place and properly funded

#### Security

- A security Team, with a dedicated HOA director, utilizes off-duty City police to patrol the neighborhood, maintaining a police presence and enforcing City traffic regulations.

As a result of these programs, the Sherwood Lake Association is recognized by its peers as a leader among the HOA organizations in the Baton Rouge area.



### CONTACT US

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