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FOR IMMEDIATE RELEASE

Contact:

Kim Sullivan

Pointe 7 Condominiums

722 West Olive

Springfield, MO 65806

(417) 840.8670



Shortage of Boat Slips Challenges Table Rock area developers

As more people choose the lakeside condo lifestyle, many developers are running into a boat slip shortage on Table Rock Lake.

The issuance of new boat dock permits is administered by the U.S. Army Corps of Engineers. Recently, the Corps has made it more difficult to obtain a new dock permit.

"First of all, you must have the appropriate shoreline zoning before you can apply for a dock permit," says Jamie Sivils, principal of Morelock-Ross Companies, the developer of Pointe Seven Resort on Table Rock Lake. "Fortunately for Pointe Seven, we have nearly 1,000 feet of shoreline zoning for community docks and that should be enough for up to 100 boat slips. None of our competitors can offer that. We feel fortunate to have secured this tract of land because they're not making more shoreline on Table Rock."

Besides the zoning issue, the developer must prove that each slip has been sold. The Corps also requires the purchasers of new boat slips to appear in person at the Corps office to attend an orientation class on the responsibilities of boat slip ownership before it will issue a new permit.

Previously, owners could mail in or drop off paperwork to the Army Corps office to obtain a permit. However, problems with people falsifying information or providing incomplete information has caused the permit procedure for purchasing a boat slip in a new boat dock to include a personal visit to the U.S. Army Corps of Engineers office.

This new requirement creates significant logistics problems because many boat slip buyers may live out of state. "But since owning a boat slip is of paramount importance to the Condo owner, they are willing to make the extra trip to secure their boat slip," says Sivils.

"Pointe 7's prime location – next to the Kimberling City Bridge and the new Branson West bypass – coupled with 1,000 feet of shoreline, makes this condo development a real winner. If you are familiar at all with the lake, you know that you cannot beat our location," says Sivils.

Pointe 7 offers three floor plans: two-bedroom, three-bedroom and three-bedroom with loft. Each home comes standard with elegant amenities such as black/stainless steel appliances, granite countertops, walk-in closet and fireplace.

Pointe 7 provides lakeside beauty and convenience with all the comforts of home. Home prices start at \$288,250. Contact Kim Sullivan at (417) 840.8670 for a personal tour or log on to www.pointeseven.com for details.

Pointe Seven is another landmark development of the Morelock-Ross group of companies. The Principals of Pointe Seven, Wayne Morelock, Kenny Ross and James Sivils have a combined 67 years of experience in real estate development. They have spent countless hours with their families enjoying Table Rock Lake and are proud to bring you their vision of luxury lakefront living.

Since 1982, Morelock-Ross has been delivering quality construction, unique architecture and superior service to their clients. A proven leader in commercial as well as residential developments, clients trust Morelock-Ross time and again with their building needs. As seasoned property managers, Morelock-Ross also prides itself on providing customers with the best possible living situation for their budget. For more information, log on to www.morelockross.com or call (417) 864-6661.

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