

## ***THE COTTAGES AT INDIAN SUMMER INFORMATION ON PROPERTIES***

Attached you should find the map of The Association and current owners as of December 2023. Below is information that should be helpful to you. If you have further questions, please don't hesitate to contact me at [drills@talstar.com](mailto:drills@talstar.com). Robyn A. Rennick, Association Manager Further information may be found at our website: [www.sunsetbaymg.com](http://www.sunsetbaymg.com)

### **DISCLAIMER**

The enclosed document(s) are for informational purposes only and should not be relied upon to determine your rights, duties or obligations in The Cottages at Indian Summer HOA or in any Lot therein, including any encumbrances, easements, and restrictions. You can obtain a verified copy of the original recorded document(s) from the Clerk of Court of Gulf County, Florida.

Neither The Cottages at Indian Summer HOA nor SUNSET BAY MANAGEMENT GROUP, LLC or their officers, managers, agents or members accept any liability for the quality or the accuracy of the enclosed document(s).

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### **DUES AND FEES**

HOA dues are \$1,500 per year and are due August 31 of each year.

The Board voted to institute an Initiation Fee at the time of purchase of lot which is \$2,000 a lot.

An impact fee of \$2,000 will be charged when building commences on a lot.

### **SEPTIC SYSTEM**

Three common drainfields exist at The Association shared by lots 1-12, 19-24. The drainfields are on lots 24 and 1, 4 and 5, 8 and 9.

Owners who own the lots that tie into the drainfields are responsible for all equipment placed on their lot to hook up to the drainfield. The HOA is responsible for the lines leading from the owner's lot line to the drainfield and the maintenance of the drainfield. The owners should contact the Gulf County Health Department to determine what type of equipment is needed and what size home they may build. An annual or by-annual inspection of the equipment may be required by the Health Department.

Lots owners for lots 13 – 18 will be required to put in separate septic tanks when they build.

### **HOUSE SIZES AND ARCHITECTUAL DESIGN**

Minimum square foot size for heated and cooled areas is 1600 square feet.

Due to the septic system the following sizes are set by the county:

Lots 1-12 may build 4 bedroom homes not exceeding 3300 square feet.

Lots 19-24 may build 1 four bedroom house and 5 three bedroom houses not exceeding 3300 square feet.

Lots 13 – 18 must check with the county to determine the maximum number of bedrooms and maximum square footage allowed by county code.

The Covenants and Restrictions have been revised and are recorded. Copies of the governing documents and amendments can be found at [www.sunsetbaymg.com](http://www.sunsetbaymg.com).

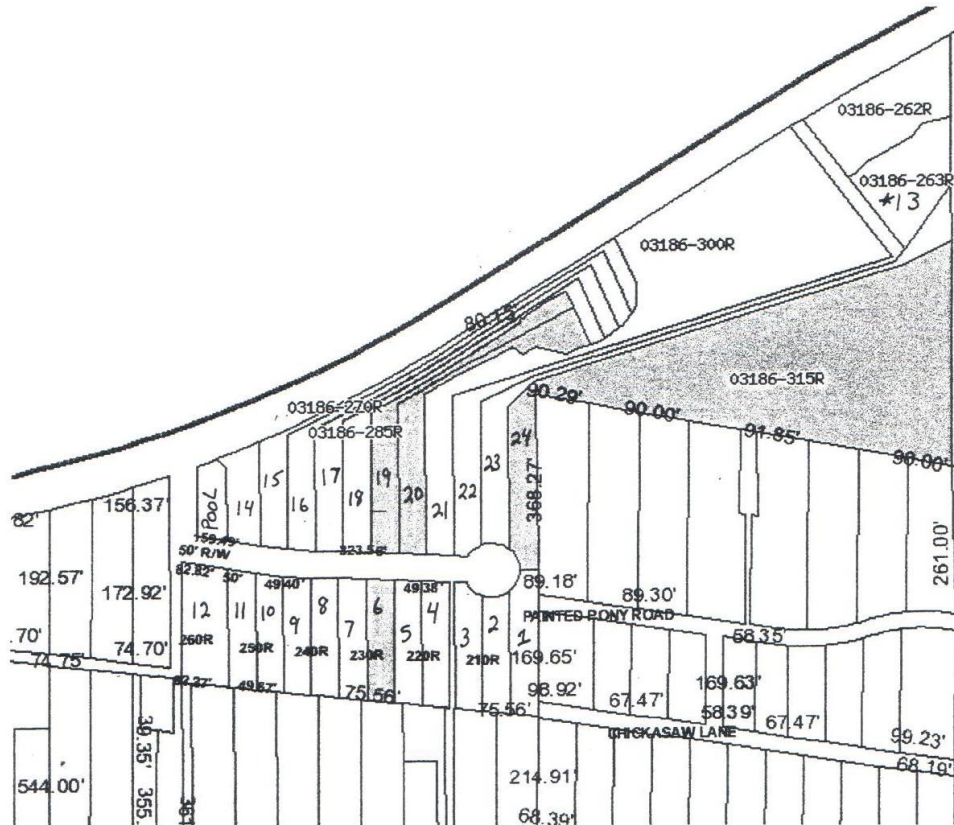
Amendments to the Covenants were made in August 2021

**FINDING INFO ABOUT PROPERTIES**

The Gulf County Property Appraiser has a fairly good website. ([www.gulfpa.com](http://www.gulfpa.com)) Go to the property search and, if you do not know your parcel number, put in 03186-262R and that will bring you to The Associations property. You can then find parcels within that area by navigating from this card.

**OWNERS AS OF DECEMBER 2023**

- |                                  |              |                                |
|----------------------------------|--------------|--------------------------------|
| 1. Sutter                        | 2. Butler    | 3. Christian (House/Rental)    |
| 4. Trammel/Chaplin               | 5. Cossio    | 6. Podwell (House)             |
| 7. Ondracek                      | 8. Milhous   | 9. Gravitt (House)             |
| 10. Cenciarelli                  | 11. Boone    | 12. Patton (House in progress) |
| 13. 30A Market & Campground      |              | 14. Frazier                    |
| 15. Sapienza (House in progress) |              |                                |
| 16. D’Ortenzio                   | 17. Buchanan | 18. Platt                      |
| 19. Garner                       | 20. Taylor   | 21. Frazier                    |
| 22. Christian (House/Rental)     | 23. Pipkin   | 24. Simonetti (House/Rental)   |



Amendments