

THE COTTAGES AT INDIAN SUMMER *INFORMATION ON PROPERTIES*

Attached you should find the map of The Association and current owners as of July 2026. 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. Robyn A. Rennick, Association Manager

DUES AND FEES

HOA dues are \$1,700 per lot annually 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 owners submit plans for building a house.

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 bi-annual inspection of the equipment may be required by the Health Department.

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

HOUSE SIZES AND ARCHITECTUAL DESIGN

The footprint of the heated and cooled areas shall be no smaller than 1600 square feet. A variance has been given to lots 4 and 5 which may have a footprint for heated and cooled areas of no less than 1300 square feet. (Variance given by board July 18, 2019, due to size restraints created by the drainfield.

Due to the septic system the following maximum 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.

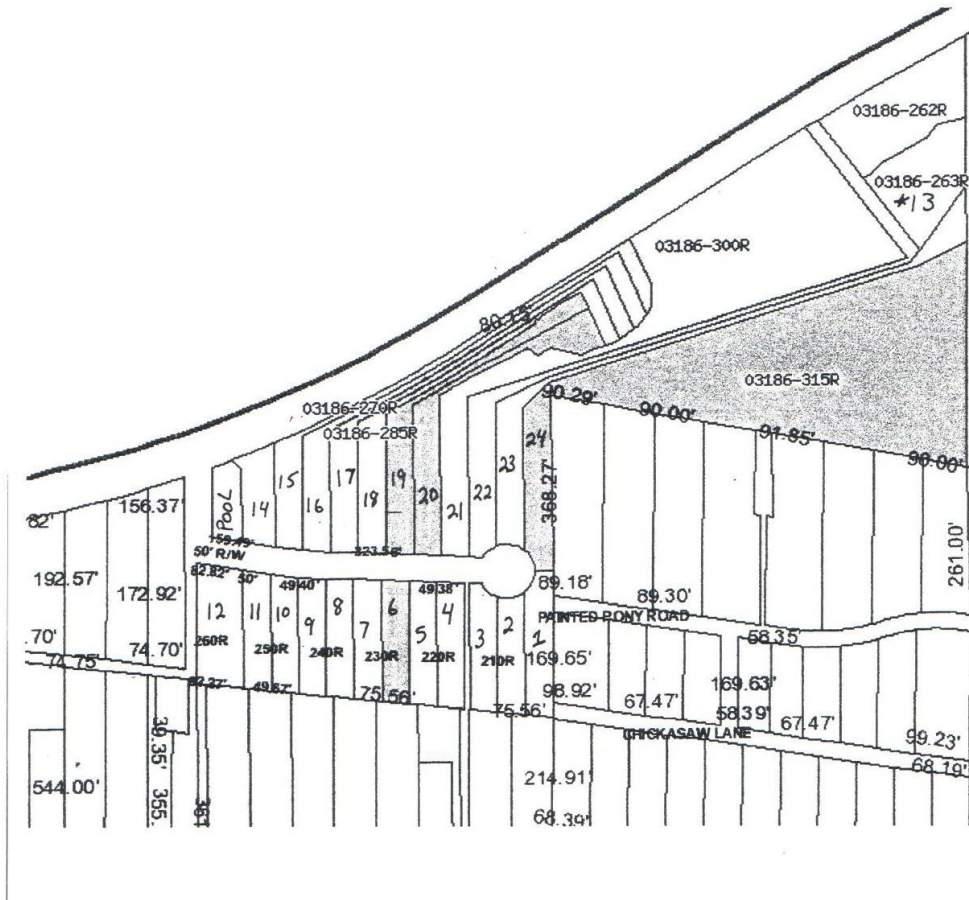
The Covenants and Restrictions have been revised and are recorded.

FINDING INFO ABOUT PROPERTIES

The Gulf County Property Appraiser has a fairly good website at www.gulfpa.com. Go to the property search and 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 July 2026

- | | | |
|----------------------|------------------------------|-----------------------------|
| 1. Sutter | 2. Lane (House) | 3. Christian (House/Rental) |
| 4. Oakes (new const) | 5. Cossio | 6. Podwell (House) |
| 7. Ondracek | 8. Kardun Luxury Homes | 9. Pope (House/Rental) |
| 10. Cenciarelli | 11. Conway | 12. Patton (House) |
| 13. 30A Market | 14. Soloview & Freeman | 15. Sapienza (House) |
| 16. D'Ortenzio | 17. Buchanan | 18. White |
| 19. Garner | 20. Taylor | |
| 21. Frazier | 22. Christian (House/Rental) | |
| 23. Pipkin | 24. Taylor P & J (House) | |



DISCLAIMER

This document is 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 this document.