

Marnie Island Preserve Homeowner's Association

Gulf County, Florida

Frequently Asked Questions

DUES AND FEES

HOA dues are \$1,745 per year and are due August 31 of each year.

The Board voted summer 2012 to institute an Initiation Fee at the time of purchase of lot which is \$2,000 a lot.

The Board voted summer 2012 to assess an impact fee of \$2,000 which will be charged when building commences on a lot.

SEWER HOOKUP

All lots have had their tap fees paid to connect to the City Sewer System. Owners are responsible for costs of any equipment and connections needed to complete the connection to the City Sewer System.

HOUSE SIZE

Each Home constructed on a Lot shall contain a floor area square footage of not less than 1,400 square feet heated and cooled. No home shall exceed 50 feet in height. The chimney shall not be included when determining the height of a home. (11/7/2023 covenants)

Maximum size will be set by County Building code.

REVISED GOVERNING DOCUMENTS 2023

The Articles of Incorporation, Bylaws, and Covenants and Restrictions were revised in 2023. Please check with the association manager for the latest version.

FINDING INFO ABOUT PROPERTIES

The Gulf County Property Appraiser has a fairly good website. (www.gulfpa.com)

Marnie Island Plat

November 2025

Lot 1 Lighthouse Utilities 401K	Lot 2 Bachman	Lot 3 Pentel & Schissler
Lot 4 Pentel & Schissler	Lot 5 Estess	Lot 6 Estess
Lot 7 Bch Folly Marnie Island LLC	Lot 8 Brown	
Lot 1A & B Block C Hardman/Rennick	Lot 2 & 2B Block C Vining	
Lot 1 Block B is no longer a part of the HOA		

