

FROM: Cormorant Point Homeowners

TO: Agents in your office

Please be advised starting 2022 we will need this form to be signed by the buyers and agent of your company before we send back the estoppel to the title search company.

**Cormorant Point Homeowners Board
Nancy Beatty President, Treasurer
863-382-6707
nbeatty47@gmail.com**



REALTOR AND POTENTIAL DEED HOLDERS IN CORMORANT POINT

The following information is provided to ensure future deed holders in Cormorant Point (CP), **a Deed Restricted Community**, are aware of the Articles, By-Laws and Standing Rules known as the **governing documents**. As a deed holder in Cormorant Point, you and your property are obligated to abide and stay in compliance with all approved governing documents.

You may review online, **at ghoainline.com, information regarding Cormorant Point HOA rules and regulations**. The goal of this type of "55 and older community" is to promote a fluid look throughout the neighborhood. Abiding by the **governing documents** helps maintain home values, provides a strong sense of pride, a stable lifestyle and a safe environment for all residents. Please take the time to ensure you have an understanding of these **governing documents**.

Questions commonly asked but are not inclusive:

- **Pets:** limited to 2 domestic pets (cats/dogs/birds) when outside leashed - no farm animals
- **Maintenance Fees:** Currently \$300.00 - deed holders in CP pay a **quarterly fee** to cover costs for weekly grass cutting, grass trimming (weed whacking), blowing and bi-monthly yard fertilization.
- **Assessment Fees:** As a homeowner in CP you are also a resident of the Golf Hammock, a deed restricted community. Deed holders pay an **annual assessment** to cover costs of maintaining roads, drainage and common grounds. Current annual fee \$375.00.
- **Leasing:** All properties used for leasing purposes are restricted to a 6 month or 12 month lease. The tenant becomes the owners-on-site representative and is obligated to abide by the **governing documents**. The ultimate responsibility for compliance is the deed holder.
- **Architectural Control:** To ensure the community remains compliant all exterior home projects (lawn, paint, roof, etc.) must be approved by the Architectural Committee prior to any work being started.



REALTORS:

The signature, date and return of this completed information sheet are required prior to receiving an estoppel. Forward completed sheet to Cormorant Point. Upon receipt the Treasurer will review and provide the estoppel if completed correctly.

DEED HOLDER(s)	SELLING AGENT
<hr/> Print Name(s)	<hr/> Print Name/Realtor Name
<hr/> Signature(s)	<hr/> Signature of Agent
<hr/> Date	<hr/> Date

Send to Nancy Beatty
nbeatty47@gmail.com