



ESTOPPEL REQUEST REQUIREMENTS

FROM: Cormorant Point Homeowners Association, Inc.

TO: Realty Agents and Potential Homeowners

Please be advised CPHOA will need this form completed and signed by the buyers and Realty Agent before a estoppel request is provided to a title company.

Cormorant Point Homeowners Association, Inc.
Marcia Lee, Treasurer
863-441-0110
cptreas26@yahoo.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 **ghoaonline.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 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 is \$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.
- **CPHOA Assessment Policy and Payment Requirements:**
 - Payment is written out to Cormorant Point Homeowners Association, Inc.
 - LOT NUMBER MUST BE INCLUDED ON CHECK IN ORDER FOR PAYMENT TO BE CREDITED TO CORRECT BILLING ACCOUNT.
 - Payments mailed to CPHOA, 2224 Golf Hammock Circle Dr., Sebring, FL 33872.
 - All questions regarding payment schedule can be directed to the President, anthony33872@gmail.com and/or Treasurer, cptreas26@yahoo.com.



REALTORS:

The signature date and return of this completed information sheet are required prior to receiving an estoppel (Deed holders phone, email contact information and HOA Assessment future billing address is required).

Forward completed form to CPHOA Treasurer. Upon receipt the Treasurer will review and provide the estoppel if completed correctly. Send to Marcia Lee, cptreas26@yahoo.com

DEED HOLDER(S)

SELLING AGENT

Print Name(s)

Print Name/Realtor Name

Signature(s)

Signature of Agent

Date

Date

Send to Marcia Lee
cptreas26@yahoo.com