

Surfside Estates Owners Association
Cape San Blas, Florida
Important Facts
Amended November 2017

DUES AND FEES

HOA dues are annually \$325 per property. They are due May 1st each year.

\$2,000 Initiation Fee is to be paid by the buyer at the closing of any lot sale. Initiation fees shall be paid by the first and all subsequent purchasers, that is, each time the Lot or Lot and house is sold, the buyer must pay the initiation fee. The seller of each Lot shall collect the initiation fee at closing and remit the same to the Association. This took effect June 1, 2014.

\$2,000 Impact Fee is to be paid by the lot owner to The Association when the plans for the house are submitted to the AR Committee.

\$100 ARC Review Fee is to be paid by the lot owner to The Association when any changes to structure or grading/elevation is submitted to the AR Committee.

HOUSE SIZE AND ARCHITECTURAL DESIGN

All lots shall be used for single family residential purposes only. A minimum of 1200 square feet of heated and cooled living area exclusive of carports, garages or outside utility buildings is required.

No clearing of undergrowth or trees, grading, changes in elevations, material deliveries or construction may begin without first obtaining approval from the ARC, approval from the Board and a Gulf County building permit (if required). Therefore, the review process must begin early enough to obtain approval that coordinates with the construction schedule. All normal procedures set up by the Gulf County building department must be followed as well.

RENTAL POLICES

Rental units shall have backdoor pickup.

Any rental unit allowing more than six occupants shall have not less than three garbage cans.

Rental signs must be attached to the structure and may not exceed two square feet.

PARKING POLICY

No vehicle of any kind, including a boat, shall be parked on the streets within the subdivision except that construction, delivery and similar vehicles may park on the streets during normal business hours.

SEWER OR SEPTIC SYSTEM

The subdivision has access to the city sewer system. All new houses have to buy a tap and be connected to the sewer system. Septic tanks for new construction will not be allowed.

FINDING INFO ABOUT PROPERTIES The Gulf County Property Appraiser has a fairly good website. (www.gulfpa.com) Go to the property search and you can type in an address in the Association or an owner's name and navigate from their card.

FOR MORE INFORMATION: Contact Robyn A. Rennick, Sunset Bay Management Group
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