

PROPERTY TRANSFER CHECKLIST

Sebastian Cove Homeowner's Association, Inc.

P.O. Box 4824

Eatonton, GA 31024

SUBJECT: Items necessary to obtain an Estoppel Certificate and complete a property transfer in Sebastian Cove

Sebastian Cove is a CCRE Community and requires the following:

1. A current or updated metes and bounds survey of the property showing all improvements and setbacks thereon is recommended.
2. The full names, addresses, telephone numbers and e-mail addresses of the Buyer.
3. At Closing, the Buyer will be required to complete the New Owner Information and Agreement form which is attached hereto.
4. The Closing Agent shall reserve a \$350.00 Administrative Fee for document preparation and forward same to the Treasurer of SC HOA at the above address at Closing.
5. Upon receiving notice of a pending sale, the ACC will promptly review the property to ensure its compliance with the current Covenants, By-Laws, and Rules and Regulations as recorded.
6. A recommendation by Georgia Power to lake lot Purchasers and Owners is that: *"It is critical to be certain of where Georgia Power Company's setback is from the shoreline as well, as this line may vary greatly from the property line."*

We advise all parties to this transfer to check the Sebastian Cove HOA website (sebastiancovelakeoconee.com) for more information and to contact the undersigned for further assistance, if necessary. We shall endeavor to work together to achieve a satisfactory property transfer.