

Sebastian Cove Homeowners Association, Inc.
P.O. Box 4824
Eatonton, Georgia 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 Administration Fee for document preparation and forward same to the Treasurer of SC HOA at the above address at Closing.
5. The ACC will review the property to insure that it conforms to current Covenants, By-laws and Rules and Regulations as recorded as soon as possible after receipt of notice of a pending sale.
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 web site for any and all information and to contact the undersigned for further assistance, if necessary. We shall endeavor to work together to achieve a satisfactory property transfer.

/s/ Michael De Petrillo
Michael De Petrillo, Secretary