



COTTAGES AT SAWGRASS
PO BOX 1436
BAYFIELD, WI 54814
Cornucopia: 715/742-3326; fax 742-3327
Bayfield: 715/779-0282; 612/751-2721; fax 779-0248
Toll Free: 1/866-381-3630
E-mail: bcsales@brickyardcreek.com
Website: www.brickyardcreekrealty.com
www.sawgrassatcornucopia.com

Sawgrass Ownership Information

1. Purpose. This is a summary of the nature of ownership of home sites in Sawgrass. Specifics of the nature of the rights and obligations of ownership are set forth in detail in Disclosure Materials prepared for Sawgrass. The Disclosure Materials are available upon request.
2. Site Plan For Tierra Shores and Sawgrass Communities. To facilitate a better understanding, Site Plans depicting the Community are available upon request.

The Tierra Shores and Sawgrass Communities consist of:

- Tierra Shores 14 Lakeshore and Lakeview Lots
- Sawgrass 45 Lot and Cottage Development
- Interior Road, Secondary Roads and Nature Trails
- Access to the beautiful “Cornucopia Beach” via Community Nature Trails.

3. Home Sites/Lots at Sawgrass. Sawgrass is a Residential Planned Unit Development Subdivision that will eventually contain 45 residential lots. Sawgrass First Addition is a Wisconsin State plat and comprises the first 22 platted lots. A Second Addition will include the remaining 23 lots and may be platted in the future. The developers of Tierra Shores and Sawgrass envision a residential community comprised of people who understand and enjoy the one amenity that the project offers – Mother Nature. Home sites have been carefully selected to maximize privacy, optimize views without destroying the forest, and preserve existing topography and vegetation. Accordingly, like all well planned communities, Sawgrass Home Sites are subject to a Declaration of Covenants, Conditions and Restrictions (the “Covenants”). The primary purposes of the Covenants are to provide architectural guidelines relating to architectural standards, materials and colors, construction procedures and landscaping and other reasonable provisions to protect the property rights of homeowners at Sawgrass and to preserve the rustic, natural setting that is so clearly a part of the land upon which the home sites at Sawgrass rest. To implement this theme, the Covenants provide that each lot has a designated building area, construction area and conservation area. The Architectural Control Committee that is created by the Covenants designate these areas for each lot in Sawgrass. The building area in each lot is planned to provide sufficient area for the construction of dwellings and other permitted improvements. The Covenants also provide for scenic view easements for those lots in Sawgrass that have partial views of Lake Superior. All of the lots are accessed by well constructed gravel roads and are provided underground power, telephone and fiber optic broadband internet. Home sites at Sawgrass lie within the Town of Bell Sanitary Sewer District and, as such, will be serviced by sewer facilities and infrastructure owned and operated by the Umbrella Association and sewer plant facilities owned and operated by the Sewer District. Homeowners are responsible for laterals to hook up to the sewer system.

4. Sawgrass Umbrella Association, Inc. The Developers have created Sawgrass Umbrella Association, Inc., a Wisconsin not for profit corporation (“Umbrella Association”) whose primary purpose is to own, operate and maintain certain Common Properties for the benefit of the lots at Sawgrass and the contiguous lakeshore lots at Tierra Shores. The Common Properties consist of private road easements, sanitary sewer easements and a walking path easement that provides the Tierra Shores and Sawgrass Communities access to the beautiful Cornucopia Beach and charming Village of Cornucopia. The Umbrella Association can levy assessments against the lots in the Tierra Shores and Sawgrass Communities for the purposes of maintaining and repairing the Common Properties. Because the Common Properties do not require extensive maintenance or repair, assessments levied by the Umbrella Association are relatively modest. In addition to annual assessments, a \$200 initial assessment is collected by the Umbrella Association from each lot owner at closing to create a maintenance reserve fund.

5. Cottage Financing/Second Home Ownership. Because of the existing interest rate climate, favorable mortgage financing is available to purchasers at Sawgrass. Additional details are available upon request.

6. Buyer’s Choices. Buyers have the choice of purchasing a lot in Tierra Shores or Sawgrass, building a home of their own design thereon, or choosing the Developer’s “Turn-Key” building program featuring several architecturally popular cottage designs.

**IF YOU HAVE ANY QUESTIONS RELATING TO THIS MEMORANDUM,
PLEASE FEEL FREE TO CALL, WRITE OR EMAIL
OR
VISIT OUR WEB SITE (www.brickyardcreekrealty.com)**