

IMPORTANT FACTS & FEATURES ABOUT PEDIGO BAY!

- Utilities
 - North Lawrence Water Corp lines run through the subdivision and are available for hook on.
 - Electric lines have been run through the project and service is available from Western Indiana REMC. Given the large size of many of the lots and distance houses may be from the road, individual transformers may be required at the expense of the lot owner.
 - Pedigo Bay Development has a central public sewage treatment system. The capital cost of that system is \$12,000 per lot in 2010 and is due at lot closing. The system will be turned over to the Monroe County Regional Sewer District for ownership, operation and maintenance. Lot owners will be responsible for a pump hook on to the system, possible hook on fee to the District and regular monthly sewer bills.
Smithville Telephone lines are available in Pedigo Bay. High speed internet access are in place.
- There is a Homeowners Association at Pedigo Bay. The Association maintains the front and rear entry, the roads and the grass within the road easements. Expenses include sprinkler system, reserve for road maintenance, electric for lights, telephone lines, lawn and landscape maintenance and security. The Association reviews home architecture. Current Association fees are \$1300 per year. Lot owners are responsible for fees from the date of closing.
- Pedigo Bay lots are subject to the Declaration of Covenants, Conditions and Restrictions and Architectural Control Guidelines.
- A private boat dock is available for \$35,000 for lot purchasers at the "Site II" docks that are located near the dam. A variety of dock spaces and services are also available at the Fourwinds Marina. State law prohibits any new private docks on Lake Monroe.
- There are pedestrian paths leading to the lake shore on lot 5b and on lot 12b. These paths are in easement to the homeowners association for the use and benefit of all of the owners at Pedigo Bay.
- On site maintenance and security is present at Pedigo Bay. The gate is controlled by remote openers and telephone communication.