

HOLA Waterfront Property (parcel 5)
Deeded Rights
Information

Within the Association there are 3 classifications of waterfront rights:

- 1...some properties have full (212') waterfront right
- 2...some properties have partial (100') rights
- 3...some properties have no waterfront rights.

This information has been shared with local real estate brokers in hopes that it will avoid any last minute embarrassing realizations.

1.. Most lot owners in the HOLA association have purchased “full rights” to use the 212 foot waterfront property under the rules and regulations established by the Highlands Overlook Landowners Association. However, if there is any question regarding any property, we suggest that you have this researched by qualified legal personnel.

2..The properties that have “100 foot (partial) means that these lots have a *limited right to use* a section of 100 foot wide parcel of the HOLA waterfront under an old right given in their deed by Lynwood Ellis and possibly passed along via sales. **Right of Use** is on the one hundred foot portion of shore front abutting the Burr property for boating and swimming purposes only. In our opinion, it does not give the holder right to use the property to picnic, use boat moorings/harbor, use games, tables, fireplaces etc. The lot owners have received offers by the association to buy **Full Rights** many years ago for as little as \$300; this offer still stands today at a cost of \$1,500 until the end of 2018.

3..The properties with “No Waterfront Rights” contains lots and owners who chose not to buy any waterfront rights and therefore have no deeded right to HOLA waterfront property. These owners have been offered the opportunity to buy waterfront rights on several occasions. The current buy-in cost is \$9,500 until the end of 2018.