

TO REALTORS

From Sunset Lake Association
30505 East Lake Dr.
Girard, IL 62640

To Transfer Property on Sunset Lake

1. All leaseholds must be inspected for shoreline riprap, the grounds, boat dock, and the sanitation system. Any deficiency found must be corrected before closing or escrowed funds will be collected at the closing to correct the deficiency. According to our Rules & Regulations, Section 39, item 0 - Money equal to 110% of the estimated cost of repair or replacement on existing septic system is required to be placed in an escrow account. Sand filter \$6,500 and Aeration \$5,000. Aeration systems are for full time use only. All lateral sanitation systems must be replaced with sand filter systems and if the replacement cannot be done before closing the monies will be placed in an escrow account.
2. A new member orientation must be given to buyer before closing.
3. A current survey must be on file that has been done in the last 10 years, and if not, funds must be escrowed to have a survey done or a survey is to be done prior to closing.
4. The transfer fee to the buyer & seller is \$300.00 each side per transaction.
5. The Macoupin County recording fee to the buyer & seller is \$67.00 per surrender & new lease.
6. Proration of Assessments must be decided by the buyer/seller

Additional Information

Lake rules & regulations can be found on the lake website: sunsetlakegirard.com

Current assessment is \$400 per year. If multiple lots are owned, there may be more than one assessment.

50 H.P. is the maximum outboard motor limit on the lake. Jet skis/wave runners are not allowed.

When a buyer purchases at Sunset Lake, they receive a new 99 year lease.