



Big Bay Lake is a one-of-a-kind planned community on Mississippi's largest private recreational lake. Blended seamlessly into its natural surroundings, Big Bay Lake is simply about the *lure* of the water. Whether you are a boating or fishing enthusiast, or just a family who loves to make a big splash, come enjoy sun-kissed, fun-filled days at Big Bay Lake – where the little things make life...*Big!*

±1,000 AC. Lake



- Pier Point
- Channelside
- Cross Key
- Windrose
- Marker Point
- Terrapin Turn
- The Moorings
- Pickwick Point
- Crane's Bill
- Branch Banks
- The Reserve
- Sedge Way
- Willet Turn
- Loblolly Hill
- Coveline
- Lure Line
- Red Canoe
- Fisher Point
- Atwater



Call for a boat tour today.

**Libby Vardaman**  
 director of sales  
 libbyvardaman@gmail.com  
 (c) 601-818-9124  
**877.4BIG.BAY**  
 bigbaylake.com



This plan is a general representation of Big Bay Lake Community ("Community") as it presently exists or is presently proposed to exist. The Community is a residential community developed or to be developed by Big Bay Lake Development, LLC, a Mississippi limited liability company ("Developer"). Development plans for the Community are subject to change without notice to or consent of any person, and may not result in the home styles or the types, locations, sizes or configurations of lots, common areas, common facilities, recreational facilities or other property that may be depicted in various materials. Ownership of a lot in the Community originally purchased from Developer is or will be subject to certain covenants, conditions, restrictions and obligations recorded or to be recorded in the Lamar County, Mississippi Chancery Clerk's office as amended from time to time (collectively, the "Declaration"), and gives or will give automatic membership in a property owners association which is or will be a nonprofit corporation formed or to be formed in Mississippi ("Association"). Developer or an affiliate ("Lake Owner") owns certain property located in Lamar County, Mississippi ("Lakebed") underlying or formerly underlying a portion of the lake known or to be known as Big Bay Lake (said portion being hereinafter the "Lake"). Developer does not presently intend for ownership of the Lakebed or the Lake to be conveyed to the Association or for the Lakebed or the Lake to be or become a common area or common facility of the Association. Provided, however, under the Declaration, although they will have no obligation to do so, the Lake Owner and/or its successors in interest will have the right, at their sole option and election, to convey any of their right, title and/or interest in or to all or any part of the Lakebed and/or the Lake to the Association. The Lake Owner has agreed to execute a separate agreement ("Lake Agreement") making any right, title and interest owned by it in and to the Lake available for nonexclusive use by Members of the Association in good standing and others upon the terms and conditions provided in such Lake Agreement. Any such use rights of Members will also be subject to the applicable provisions of the Declaration. No person will acquire any riparian, littoral, ownership or other right, title or interest in or to the Lakebed or the Lake by purchase or ownership of any lot or other property. No promise, representation, warranty or guaranty is made with respect to (a) the construction, creation, ownership, use or availability of the Lake (as a lake or otherwise), the Lakebed or the dam serving the Lake, (b) the Lake Agreement or the continued existence or enforceability thereof, or (c) the use or availability of any property as a recreational or common area or facility. Any lot purchased will be subject to the terms and conditions set forth in (i) a contract for the sale and purchase of such lot between the Developer and the first purchaser of such lot and (ii) the deed between the Developer and the first purchaser of such lot. These proposed plans and other plans of the Developer are subject to change or cancellation (in whole or in part) at any time without notice. No federal or state agency has judged the merits or value, if any, of the property or the Community nor has any such agency inspected, examined or qualified this offering. This is not an offer to sell, or solicitation of offers to buy, in jurisdictions where such offer or solicitation cannot be made without registration of the property. A property report for the Community as required by federal law and, immediately upon approval of the same by the Department of Housing and Urban Development, will be made available by Developer. Any person interested in acquiring a lot in the Community should obtain a copy of the property report and read it before signing anything. The entire foregoing disclaimer applies to any and all information disseminated to date by Developer regarding Big Bay Lake Community and supersedes any and all disclaimers made by Developer prior to this date. Issued June 2013.