



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

Purvis Old Road - 3.2 miles
W 860 ft

Boy Creek Road

Boy Creek Road

Boat Launch

South Entrance

- 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.



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 or to the extent of any permit, and may vary from the three styles of the site, location, date or configuration of site, common areas, common facilities, recreational facilities or other purposes recorded or to be recorded in the Larue County, Mississippi Chancery Clerk's office as amended from time to time (collectively the "Disclosures"), and plans 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 Larue County, Mississippi ("Labeled") underlying or formerly underlying a portion of the lake known or to be known as Big Bay Lake based upon being hereinafter the "Lake". Developer does not presently intend for ownership of the Labeled or the Lake to be conveyed to the Association for the Labeled 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 Labeled and/or the Lake to the Association. The Lake Owner has agreed to execute a separate agreement ("Lake Agreement") embodying any right, title and interest owned by it in and to the Lake available for representation 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 lease, right, ownership or other right, title or interest in or to the Labeled or the Lake by purchase or ownership of any lot or other property. No purchase, representation, warranty or guaranty is made with respect to lot, the construction, completion, ownership use or availability of the Lake as a lake or otherwise, that called for in the plan, but the Lake Agreement or the continued existence or availability of the Lake 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 its contract for the sale and purchase of such lot between the Developer and the lot purchaser of such lot for all the time between the Developer and the lot purchaser of such lot. These proposed plans and other plans of the Developer are subject to change or cancellation at any time and in part or in whole without notice. No feeback or other agency has judged the merit or value. Any of the property or the Community the time are each being respected, accepted or qualified this offering. This is not an offer to sell, or solicitation of offers to buy, or in jurisdictions where such offer or solicitation cannot be made without registration of the property. A property report for the Community is required by federal law and, immediately upon request of the state 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 supercedes any and all disclaimers made by Developer prior to this date. Issued: June 2013.

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