

Sunny Hills MSBU District 2018

28 sq. miles in district; ; 200 miles paved Streets; 634 paved named streets;
900 intersections and crossroads; 16,000 properties pay the Assessment Fee, to receive the
Special Benefits to help increase the value of their property and the enjoyment using that property.

County Ordinance 2001-4:

Special Benefits that are listed, to be provided to the **MSBU District**.

Emergency fire service; Road Beautifications; Lighting; to all "common areas" in the District.

SHVFD, SH Civic Association, Washington County, State of Florida.

SUNNY HILLS FACT SUMMARY

Acreage in Master Plan:	17,743 acres
Initial Acquisition Year:	1968
Year Opened:	1971
Estimated Current Population:	2,200
Platted Lots and Tracts in Master Plan:	26,251
Unsold Platted Lots and Tracts:	
Improved:	696
Unimproved:	12,457

*Excluded from these lots and tracts are improved and unimproved lots that are required for drainage and cannot be sold or that have been removed from sale for encumbrances or additional site development, which can only be sold when these issues are resolved. Also excluded are amenities as well as tracts reserved for community usage such as greenbelts, buffer areas, church and school sites. Also excluded 3,829 acres of unplatted natural reserve in Washington County restricted for recreational open space/park use which can only be sold subject to the underlying land use restrictions.

The community is located approximately 35 miles North of Panama City via State Road #77, which intersects the property, and 22 miles South of Chipley. The minimum single-family residential lot is 7,500 square feet. To date, the company has sold approximately 13,000 lots on the installment basis or as house and lot packages. Sunny Hills is a planned community containing single-family and multi-family residential lots and tracts, commercial sites, community service sites, and church, greenbelt, park, and recreational areas. Plat maps for all units were recorded in the Public Records of Washington County.

In its natural state, the land at Sunny Hills is rolling to hilly and is predominately covered by pine and oak trees. The elevations range between 56 to 305 feet above sea level. The natural drainage pattern has been incorporated in the development as far as possible. Sunny Hills goes through the four seasons throughout the year.