



Dear Bayside Community Homeowners,

We hope you've enjoyed another great summer at Bayside, whether it was taking in a show at the Freeman Arts Pavilion, spending a family-fun day at Sun Ridge, playing a round at Bayside Resort Golf Club or enjoying an evening sunset at 38 Degrees.

As the season winds down, we wanted to share a few updates on what's ahead for Bayside. While some plans are still in the early stages and subject to change, we wanted you to hear directly from Carl M. Freeman Companies about what we are planning within the community.

Grovwod at Bayside

We are excited to share plans for Grovwod, a new residential neighborhood that will become part of the Bayside community. Grovwod will include 108 single-family homes managed by a sub-association within the broader Bayside Community.

The property was planned and approved as a stand-alone residential community by a previous developer. With Carl M. Freeman Companies now taking over development of the community, the neighborhood will be thoughtfully integrated into Bayside, including a new amenity that will complement Bayside's already robust offerings and enhance the lifestyle enjoyed throughout the community.

Town Center Development Update

We are moving forward with plans for a residential development consisting of two six-unit townhome buildings, for a total of 12 residences on the town center parcel previously planned for a boutique hotel within the Bayside Community, which is no longer feasible to develop.

The development will be part of the Bayside Community and designed to complement the surrounding neighborhood and feel like a natural extension of the Bayside community.

Plans remain preliminary, and we look forward to sharing more detail in the coming months.

Bayside Marketplace

Construction at Bayside Marketplace is ongoing and will continue as the project progresses. We know there is significant interest in what is coming to the Marketplace and look forward to seeing the next phase take shape. Future tenant announcements will be made by the individual businesses based on their own opening plans and communication timelines.

We are excited to add another destination within Bayside where Owners can walk, gather and enjoy new offerings close to home, continuing the vision of Bayside as a connected, walkable, mixed-use community.

We are proud of how Bayside has continued to evolve over the years and look forward to sharing more as these opportunities progress. Thank you for your continued interest in the future of the community.

Live Bayside,

Carl M. Freeman Companies

