

## **HOMEOWNER'S ASSOCIATION/COMMUNITY DISCLOSURE**

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, F. S., HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THE VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

### **Disclosure Summary for:**

**DG1205 - 6210 W Oak Park Blvd, Homosassa, FL 34446**

1. As a purchaser of property in this community, you ☒ will, ☐ will not, be obligated to be a member of a homeowner's association.
2. There ☒ have been, ☐ or will be, recorded restrictive covenants governing the use and occupancy of properties in this community.
3. You ☒ will, ☐ or will not, be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$ 135 per yr. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ N/A per N/A.
4. You ☒ may, or ☐ may not, be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic changes.
5. Your failure to pay special assessments or assessments levied by a mandatory homeowner's association could result in a lien on your property.
6. There ☐ may, ☒ or may not, be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowner's association. If applicable, the current amount is \$ N/A per N/A.
7. The developer ☐ may, ☒ or may not, have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
8. The statements contained in this disclosure form are only summary in nature, and as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing property.
9. These documents are either matters of ☒ public record and can be obtained from the record office in the county where the property is located, ☐ or are not recorded and can be obtained from the developer.

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DATE:

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BUYER:

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BUYER: