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Directions for Filling Out This Community Association Dis- completely. If new information is learned by Seller which materia suyer with a revised copy of this Disclosure up until Closing, obligations pursuant to this Disclosure shall be based on Se assessments).	Notwithslanding Seller's dut Mer's initial disclosure (excl	y to update this Disclosure, using payment obligations r	soler's payme visied to speci
<u>Enveris Use of Disclosure</u> . While this Disclosure is intended urchasing, Buyer should read the covenants and other legal do ind obligations therein. The Buyer is advised to review "What ind/or "What to Consider When Buying Property in a Condom	to Consider When Buying I		
KEY TERMS AND CONDITIONS	an a	and An transmission action to	
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At least 60% of the occupied units are occupied b	w at least one person who is	56 man of any or other	
Mandatory Membership Mester Association	Charles of States and Children	ST TRAKELYE'S TAN 81	The Manager
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 VIOLATIONS Seler II HAS or II HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging thet
 VIOLATIONS Seler II HAS or II HAS NOT received any notice of lawsuit from the Association. If Seler has received such a notice of violation that VIOLATIONS. Seller [] HAS or LO HAS or Covenant of the Association. If Seller has received such a notice of violation or lewsuit, Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lewsuit, Seller is in violation of any rule, regulation, Seller has taken to cure the violation. Seler is in vicinitial of any range the sleps Seler has taken to cure the violation.

Check if additional pages are attached.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

- 1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER TYPE OF ASSOciations in the termination have one or more layers of associations, master associations, and sub-associations responsible a. Some large or complex communities have one or more layers of associations, master associations, and sub-associations responsible Some large or compute culturent portions of a community. While owners normally pay assessments to one association, that for the administration of different patient payments to other especiations in other especiations. for the administration of the association of the second of for paying assessments directly to multiple associations,
 - for paying assessment purpose of a Community Association is to operate and administer the community, pay for common expenses, b. Defined: The primary purpose of a Community Association is to operate and administer the community, pay for common expenses, and enforce the Covenants.

2. CONTACT INFORMATION FOR ASSOCIATION(B)

a. Consent of Buyer to Reveal Information to Association(s). Buyer hereby authorizes closing attorney to provide the Association with any contact information for the Buyer in its possession. The closing attorney may rely on this authorization.

1. ANNUAL ASSESSMENTS

- a Disclosure Regarding Fees. Owners of property in communities where there is a Mandatory Membership Community Association are obligated to pay certain recurring fees, charges, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be the need for a special assessment. The risk of paying increased Fees is assumed by the Buyer.
- b. Buyer shall pay a) any pre-paid regular assessment (excluding Special Assessments) due at Closing for a period of time after Closing; and b) move in fees, including fees and security deposits to reserve an elevator as these fees are not considered Transfer, Initiation, and Administrative Fees.
- c. Seller shall pay a) all Fees owing on the Property which come due before the Closing so that the Property is sold fee and clear of tions and monies owed to the Association; b) any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller, and c) any Fee in excess of the sum disclosed in Section A(3) above for the remainder of the Association(s) fiscal year (which may or may not be based on a calendar year) for the fiscal year in which this Agreement closes.
- d. Account Statement or Clearance Latter. Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter) including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter, Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Latter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller. Closing Letter fees are not transfer, initiation, and Administrative Fees and shall be paid by the Seller regardless of the amount disclosed by the Seller in Section A5 above.

4. SPECIAL ASSESSMENTS

- a. Under Consideration: For all purposes herein, the term "Under Consideration" with reference to a special assessment shall mean that a notice of a meeting at which a special assessment will be voted upon, has been sent to the members of the Association. If a special assessment(s) has been voted upon and rejected by the members of the Association, it shall not be desmed to be Under Consideration by the Association. Seller warrants that Seller has accurately and fully disclosed all special assessment(s) passed or Under Consideration to Buyer. This warranty shall survive the Closing. ALL PARTIES AGREE THAT NEITHER SELLER NOR BROKER SHALL HAVE ANY OBLIGATION TO DISCLOSE ANY POSSIBLE SPECIAL ASSESSMENT IF IT IS NOT YET UNDER CONSIDERATION, AS THAT TERM IS DEFINED HEREIN.
- b. Payment of Undisclosed Special Assessments: With respect to apacial assessment(s) Under Consideration or approved before Binding Agreement Date that are either not disclosed or are not disclosed accurately by Seller to Buyer, Seller shall be liable for and shall reimburse Buyer for that portion of the special assessment(s) that was either not disclosed or was not disclosed accurately.
- c. Payment of Disclosed Special Assessments: With respect to special assessments, Under Consideration or approved and accurately disclosed above, if an unpaid special assessment is due but may be paid in installments, it shall be deemed to be due in installments for purposes of determining whether it is to be paid by Buyer or Seller, installment payments due prior to or an Cibeing shall be paid by the Seller, and installment payments due subsequent to Closing shall be paid by the Buyer. Otherwise, the special assessment shall be paid by the party carning the Property at the time the special assessment is first due.
- Special Assessments Arising after Binding Agreement Date: With respect to special assessments that are only Under Consideration after the Binding Agreement Date and are promptly disclosed by Seller to Buyer: d. 8
 - 1. If the special assessment(s) is adopted and due, in whole or in part, prior to or on Closing, that portion due prior to or on Closing shall be paid by the Seller, and
 - I. If the special assessment(s) is adopted and due in whole or part subsequent to Closing. That partition due subsequent to Closing shall be paid by Buyer.

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included in the Association	FOLLOWING SERVICES,	AMENITIES, AND COSTS T	he following services, amenities, and costs ed in Section 7.a. and/or Section 7.b. shall no
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	Natural Gas Water Hazard Insurance	Termite Control	Other:
Internet Service		Uwelling Exterior	Other: Other:
	Flood Insurance	Yard Maintenance	Other:
b. <u>Common Area / Elemen</u>	t Maintenance costs inclu		
	Pool	De tre following:	
Gate Attendant	Tennis Court	Hazard Insurance	Road Maintenance
All Common Area	The second	Flood Insurance	Other:
Utilities		Pest Control	Other:
All Common Area	Playground	Termite Control	Other:
Maintenance	Exercise Facility	Dwelling Exterior	Other.
	Equestrian Facility	Grounds Maintenance	Other:
Internet Service	Marina/Boat Storage	Trash Pick-Up	
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F322 Community Association Disclosure Exhibit Page 2 of 4. 06/01/2

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TRANSFER INITIATION, AND ADMINISTRATIVE FEES Buyer Pays; Buyer shall pay any indebon be, cacilal	contribution, new member fee, transfer fee, new account set-up fee, less int name, one-time fees associated with closing of the transaction
the total amount due is accurately disclosed above. Advi be Transfer, Initiation, and Administrative Fees and shi b. Seller Pays: Seller shall pay any Transfer, Initiation, and Seller fills in the above blank with "N/A", or anything othe the above blank with "N/A", or anything othe	ment (cosecure, "Transfer, initiation, and Administrative Fees) to the extent ance assessments due at Closing for a period of time after Closing, shell not all be paid by Buyer. d Administrative Fees in excess of the amount disclosed herein. In the event of then a dollar amount, or is left empty, it shall be the seme as Schwart event.
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