

PROPERTY OWNERS ASSOCIATION/COMMUNITY DISCLOSURE

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Purchaser as part of the Due Diligence Materials, Section 37, of the Purchase and Sale Agreement between Huntley Properties and Landholdings, LLC, (SELLER) and _____, (PURCHASER) concerning the Property described as Gateway Centre "D", parcel numbers 22-30-16-30374-000-0400 and 22-30-16-30374-000-0402.

Purchaser's Initials _____ **Seller's Initials** _____

THIS DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, IS BEING PROVIDED TO THE PURCHASER AS FURTHER EXPLANATION OF SECTION 13.17 IN THE PURCHASE AND SALE AGREEMENT,

PURCHASER SHOULD SIGN AND DATE BELOW SIGNIFYING PURCHASER HAS RECEIVED AND READ THIS DISCLOSURE.

- (a) AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A PROPERTY OWNERS ASSOCIATION ('ASSOCIATION').
- (b) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
- (c) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE.
- (d) YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- (e) YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY PROPERTY OWNERS ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
- (f) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE PROPERTY OWNERS ASSOCIATION.
- (g) THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
- (h) 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.
- (i) THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

DATE _____ PURCHASER _____

DATE _____ SELLER _____