

IMPORTANT DOCUMENT ENCLOSED

DISCLOSURE SUMMARY

DO NOT DISCARD

FLORIDA STATE LAW NOW REQUIRES EVERY HOMEOWNER SELLING A LOT IN AVION PALMS, OR ANY OTHER HOMEOWNERS ASSOCIATION IN FLORIDA, HAVING COVENANTS, TO HAVE THE PURCHASER OF THEIR LOT SIGN A DISCLOSURE STATING THAT THERE ARE COVENANTS GOVERNING THAT LOT. ON JUNE 14, 1995, THIS WAS SIGNED INTO LAW BY THE GOVERNOR OF THE STATE OF FLORIDA. THEREFORE, WE HAVE ENCLOSED A DISCLOSURE SUMMARY THAT YOU MAY USE AND HAVE SIGNED BY THE PURCHASER OF YOUR LOT. YOU MAY MAKE A COPY OF THE SIGNED AGREEMENT AND KEEP ONE FOR YOURSELF AND GIVE THE OTHER TO THE PURCHASER. THIS IS TO PROTECT YOU.

This disclosure summary was copied from Chapter 95-274, Committee Substitute for House Bill No. 1687, pages 92 & 93.

DISCLOSURE SUMMARY

FOR

AVION PALMS HOMEOWNERS' ASSOCIATION

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION WHICH ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
SEE SPECIAL NOTE BELOW
4. YOUR FAILURE TO PAY THESE ASSESSMENTS COULD RESULT IN A LIEN ON YOUR PROPERTY.
5. THERE IS NO OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION.
6. THE RESTRICTIVE COVENANTS CANNOT BE AMENDED WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP.
7. 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.

*BUYER IS AWARE OF A 5-YEAR ROAD MAINTENANCE FUND DUE ANNUALLY ON MARCH 1, FOR THE YEARS 2014 THROUGH 2018. THIS FUND WILL BE \$120 FOR 2015, (SECOND YEAR), AND WILL INCREASE BY 20%, COMPOUNDED ANNUALLY THROUGH 2018. THE FUND WILL BE REASSESED AT THAT TIME.

By my signature, I agree to abide by the above stipulations.

DATE: _____

PURCHASER: _____

PURCHASER: _____