

DISCLOSURE SUMMARY
FOR
CAPE HAZE RESORT COMMUNITY ASSOCIATION, INC.

(This is not a legal document. This was prepared only for the purpose of helping prospective purchasers understand the organization of Cape Haze Resort. Purchasers must refer to the recorded documents and seek legal advice as needed.)

AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A CONDOMINIUM ASSOCIATION. IN TURN, THE CONDOMINIUM ASSOCIATION IS A MEMBER OF THE COMMUNITY ASSOCIATION (I.E. THE MASTER ASSOCIATION).

THERE HAVE BEEN RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.

YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO YOUR CONDOMINIUM ASSOCIATION. IN TURN, YOUR CONDOMINIUM ASSOCIATION IS OBLIGATED TO PAY ASSESSMENTS TO THE COMMUNITY ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. THE CURRENT AMOUNT (CALENDAR 2018) IS \$546.00 PER UNIT PER CALENDAR QUARTER. IN ADDITION, THERE COULD BE SPECIAL ASSESSMENTS IMPOSED BY THE COMMUNITY ASSOCIATION ON YOUR CONDOMINIUM ASSOCIATION.

YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

YOUR FAILURE TO PAY REGULAR OR SPECIAL ASSESSMENTS, OR TO FOLLOW THE RULES AND REGULATIONS, COULD RESULT IN A LIEN ON YOUR PROPERTY AND/OR DENIAL OF YOUR USE OF THE COMMON FACILITIES INCLUDING THE CLUBHOUSE AND POOL.

THERE IS NOT AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN YOUR CONDOMINIUM ASSOCIATION. THERE IS NO RECREATIONAL LEASE APPLICABLE WITH THE COMMUNITY ASSOCIATION.

THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF PARCEL OWNERS.

THE STATEMENTS CONTAINED IN THIS DISCLOSURE ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY, AND TO SEEK LEGAL HELP AS NEEDED. THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.