



Oakwood Village Homeowners' Association, Inc.

Email: Oakwoodvillagefamily@gmail.com

Website: OakwoodVillageFlorida.com

P.O. Box 640605, Beverly Hills FL 34464-0605

Please include a copy of this signed disclosure and a copy of the registered deed along with payment.

FLORIDA STATUTE

CHAPTER 720

HOMEOWNERS' ASSOCIATIONS

PART II

**DISCLOSURE PRIOR TO SALE OF RESIDENTIAL
PARCELS**

(ss. 720.401, 720.402)

720.401 **Prospective purchasers** subject to association membership requirement; disclosure required; covenants; assessments; contract cancellation.

720.402 Publication of false and misleading information.

720.401 **Prospective purchasers** subject to association membership requirement; disclosure required; covenants; assessments; contract cancellation.—

(1)(a) A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale.



FAILURE TO RETURN THIS DISCLOSURE
FOR SALE, IS A VIOLATION OF
OAKWOOD VILLAGE HOA, INC POLICY

AGREEMENT, AFTER EXECUTING A CONTRACT

DISCLOSURE SUMMARY for: OAKWOOD VILLAGE OF BEVERLY HILLS

1. AS A *PURCHASER* OF PROPERTY IN OAKWOOD VILLAGE OF BEVERLY HILLS, YOU WILL BE OBLIGATED TO BE A MEMBER OF OAKWOOD VILLAGE HOMEOWNERS' ASSOCIATION INC.
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. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 71.66 PER YEAR AS OF 2024. 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 \$0.00 AS OF 2024
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. 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 HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$0.00 AS OF 2024
7. DELETED: DEVELOPER (NOT APPLICABLE)
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
CAN BE OBTAINED FROM THE
WHERE THE PROPERTY IS
CAN BE OBTAINED FROM THE



ASSOCIATION, INC.

MATTERS OF PUBLIC RECORD AND
RECORD OFFICE IN CITRUS COUNTY
LOCATED, OR
OAKWOOD VILLAGE HOMEOWNERS'

For DEED RESTRICTIONS and BY-LAWS see:

OakwoodVillageFlorida.com

The disclosure must be supplied by the parcel owner if the sale is by an owner. Any contract or agreement for sale shall refer to and incorporate the disclosure summary and shall include, in prominent language, a statement that the potential buyer should not execute the contract or agreement until they have received and read the disclosure summary required by this section.

(b) Each contract entered into for the sale of property governed by covenants subject to disclosure required by this section must contain in conspicuous type a clause that states:

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, 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 OR REPRESENTATIVE 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 THIS VOIDABILITY RIGHT HAS NO EFFECT. *BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.*

Florida Statutes Require Property Owner to Maintain Updated Owner and Tenant Contact information for Oakwood Village HOA, Inc Records.

Owner to Provide OAKWOOD VILLAGE HOA, INC. with Tenant Name, Address, Email, Phone and Lease Information within 30 days of Leasing Property in Oakwood Village.

6 Month Minimum Lease, Sub leasing is NOT permitted!

Owner to Provide Deed Restrictions and By-Laws to Tenants.



I/WE WILL RESIDE IN OAKWOOD

VILLAGE: YES NO

PROSPECTIVE PURCHASER ADDRESS

of RECORD:

Address: _____

Email: _____

Phone: _____

PROSPECTIVE PURCHASER/S PRINT AND SIGN:

PRINT: _____ *SIGN:* _____

DATE: _____

PRINT: _____ *SIGN:* _____

DATE: _____

DEED RESTRICTIONS and BY-LAWS see: OakwoodVillageFlorida.com