

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

Abdallah Mohamed Jeroudi and Safa Shabarek _____ (SELLER)
and _____ (BUYER)

concerning the Property described as 13634 Shipwatch Dr, Jacksonville, FL 32225
45-100 37-2S-28E .414 QUEENS HARBOUR YACHT AND COUNTRY CLUB UNIT 01 LOT 13 RECD O/R 16638-155

Buyer's Initials Seller's Initials  
04/27/26 10:00 PM EDT dotloop verified 04/27/26 2:48 PM EDT dotloop verified

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

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.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Queens Harbour Yacht and Country Club Owner Association
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("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 \$ 913.00 PER Quarter. 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 \$ 6,891.00 PER At Closing.
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 \$ PER.
7. 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.
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 MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE BUYER

DATE BUYER

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART B.

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): is is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than _____ (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ 913.00 per Quarter for Assessment, MRR, and MI to Queens Harbour
\$ 1,456.00 per At Closing for Operating Contribution to Queens Harbour
\$ 5,100.00 per At Closing for MRR - Major Repair to Queens Harbour
\$ 335.00 per At Closing for MI - Major Improvement to Queens Harbour

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): Buyer Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Queens Harbour Yacht and Country Club Owner Association
Contact Person _____ **Contact Person** _____
Phone 904-221-8859 **Phone** _____
Email _____ **Email** _____

Additional contact information can be found on the Association's website, which is:

www. <https://www.qhycc.com/home/>



2026 Disclosure of Closing Fees

The following fees apply to all properties including developer lot, resale lot, and spec, custom or resale home, to an end-user or builder and will be collected at closing as of January 1, 2026:

1. **ASSOCIATION ASSESSMENT** - Any assessments owed on account at time of closing shall be prorated between the parties at closing. Assessments are collected quarterly and will be prorated for the quarter you are in at the time of closing. The on-going assessment obligation billed quarterly by the Owners Association for 2026 is:

Association Assessment for Waterfront Lagoon Lots:	\$728.00
Lagoon System Assessment for Waterfront Lagoon Lots:	\$206.00
Assessment for Maintenance and Repair Reserve (MRR)	\$165.00
Assessment for Major Improvements (MI)	\$ 20.00

TOTAL \$1119.00

Assessment for Marsh, Golf, Wooded/Island Lots, Providence Island:	\$728.00
Assessment for Maintenance and Repair Reserve (MRR)	\$165.00
Assessment for Major Improvements (MI)	\$ 20.00

TOTAL: \$913.00

2. **OPERATING CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is an Operating Contribution as follows.

Operating Contribution: **\$1,456.00**

3. **MAJOR REPAIR AND REPLACEMENT (MRR) RESERVE CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is a MRR Reserve Contribution as follows.

Reserve Contribution: **\$5,100.00**

4. **MAJOR IMPROVEMENT (MI) RESERVE CONTRIBUTION** - For every property sale and resale in Queen's Harbour there is a MI Reserve Contribution as follows.

MI Reserve Contribution: **\$335.00**

5. **GATE ACCESS FEE** - \$55 fee covers 2 vehicle access devices for the electronic gate. This fee may be waived for current property owners.

6. **RIGHT-OF-WAY (ROW) MOWING FEE** - \$125 is charged quarterly on every undeveloped lot for the mowing of the 20' right-of-way (ROW). This is a required quarterly fee until construction begins on the lot.

The Owners Association reserves the right to change the dues, fees, or assessments at any time.