

**Disclosure Summary for Keaton Beach Ridge Subdivision
dba Gulf Mist Landing
a Subdivision in Taylor County, Florida**

All disclosures, costs and expenses listed below are estimates based on information available on the date of contract and are provided for informational purposes only.

1. This Disclosure Summary applies to Lot _____, Keaton Beach Ridge Subdivision.
2. All dwelling units, as that term is defined by the Taylor County Code of Ordinances (“the Code”) shall meet the minimum standards set by the Code. Seller warrants property is buildable at the time of purchase. Buyer must contact Taylor County and all applicable governmental authorities regarding all required permits.
3. Property is subject to state, federal, and local statutes, rules, and ordinances. The property has been permitted by Taylor County and required government agencies. Buyer should seek professional assistance for construction of a dwelling unit on this parcel of land. Property as surveyed falls within Flood Zone X, with exception of Lots 11, 16, 22, 23 & 24, portions of which are located in Flood Zone A.
4. In the purchase of real estate, many technical requirements must be met to provide marketable title. The only substantive exceptions to clear title on the property you have agreed to purchase are as follows:
 - a. Matters shown on the plats of Keaton Beach Ridge Subdivision.
 - b. Taxes for the current year, which are paid in arrears and not yet due and payable.
 - c. Restrictions and obligations imposed by the Declaration of Covenants, Conditions and Restrictions for Keaton Beach Ridge and the amendment thereto, copies of which have been provided to the Buyer, and which are recorded in the Public Records of Taylor County.
 - d. Other matters of public record, which will be delineated on the title commitment provided to Buyer prior to closing.
5. Phone and DSL internet are available through Consolidated Communications, 844-968-7224 or www.consolidated.com.
6. Television can be obtained through DIRECT TV, 1-888-601-1153, www.directtv.com; or DISH, 1-844-384-3982, www.dish.com.
7. Power service is available through Tri County Electric Cooperative, 800-999-2285 / 850-973-2285 or www.tcec.com. The **estimated** cost, based on information received from Tri County Electric Cooperative, for service hookup is \$3.30/per foot up to 250 from the power pole. Additional fees/costs may apply, according to individual requirements. Each property owner will be responsible for connecting power service to their homes. Seller makes no warranty regarding the cost of installation or hookup fees, which vary from time to time.
8. Water is available from individual wells. The **estimated** cost for a standard well is \$5950. This estimate is based on a four (4) inch diameter well, one (1) HP submersible pump, with a 81-gallon diaphragm tank. An additional \$18 per foot will be charged beyond 100 feet. Seller makes no warranty regarding the type of well required by the appropriate governmental agencies and/or what might be best suited to a particular Buyer; or the cost of installation or hookup fees, which vary from time to time.
9. Sewer is available through individual septic tanks. The **estimated** cost of a typical system based on a 1050-gallon septic tank with a 250 square foot drain field approximately \$3,120 including permit fees and perk test. Prices are based on a standard system installation. Seller makes no warranty to the type of septic

tank system required by the Taylor County Health Department, or whether the type of system chosen is best suited for a particular Buyer, or the cost of installation or hookup fees, which vary from time to time.

10. Access to the development is from Rosemary Lane. All roads within the community are private and will be maintained by the Keaton Beach Ridge Homeowners Association, Inc. (“HOA”).
11. Each tract owner will be required to be a member of the HOA with current annual assessment of \$500 due each January 1st. This annual assessment is subject to periodic change and will be collected for 2022 at closing. There will also be a one-time \$250 HOA assessment due at closing.
12. 2022 taxes and assessments are not yet due and payable. BUYER SHOULD NOT RELY ON THE SELLER’S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY WHEN TAX BILLS ARE ISSUED. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE TAYLOR COUNTY PROPERTY APPRAISER’S OFFICE FOR FURTHER INFORMATION.
13. The 2021 millage for this property is 14.9091. Although these numbers should be confirmed by the Taylor County Property Appraiser, generally taxes can be estimated by dividing the purchase price by 1000 and then multiplying by the millage rate. (Example: \$50,000/1000 x 14.9091 = \$745.46). The address for the Taylor County Property Appraisers is 108 N. Jefferson Street, Suite 201, Perry FL | phone 850-838-3511 | www.qpublic.net/fl/taylor/.
14. For your household garbage, yard waste, trash and recycle services, the solid waste collection center located closest to Keaton Beach Ridge is the Blue Springs Site on Route 137. Your permit fee is included with your yearly Land Tax for Taylor County. Information can be obtained by contacting Taylor County Department of Environmental Services, Solid Waste Department | 850-838-3533 | www.taylorcountygov.com/departments/environmental_services.
15. The Fire Department closest to Keaton Beach Ridge is Taylor County Fire Rescue Station 6 | 16725 Keaton Beach Road, which is 7 minutes away. The main number for Taylor County Fire and Rescue is 850-838-3522.
16. The parcels in this development cannot be further subdivided.
17. Seller has no knowledge of any occurrence of past or present sinkhole or catastrophic ground cover collapse. Buyer should seek professional assistance to determine if testing for these conditions is warranted.
18. Certain endangered and/or threatened species may be located on the property. Buyer shall be solely responsible, at Buyer’s expense, for ensuring that all Federal and local laws, statutes, rules, and ordinances are followed when preserving or removing the endangered and/or threatened species.
19. All deposits shall be held in escrow by Merideth Nagel, P.A., 1201 W. Hwy. 50, Clermont, FL 34711, who will act as Escrow and Closing Agent 352-394-7408.

Further Disclosures as to Keaton Beach Ridge, as required by Florida statutes:

AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNER’S ASSOCIATION.

BUYERS INITIALS _____ BUYERS INITIALS _____

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

YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS **\$500.00** PER YEAR. 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 **\$250** AT THE TIME OF CLOSING

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 SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

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 **\$ ZERO** PER YEAR.

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.

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.

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.

I understand and acknowledge the preceding information has been prepared with reasonable diligence by the Seller, based on information available as of the date of this document. Such information is subject to change in the future.

Acknowledged and Agreed to By:

Date: _____

Buyer: _____

Date: _____

Buyer: _____