



THE LAKES HOMEOWNERS' ASSOCIATION, INC.



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Phone: 954-480-2928 Fax: 954-480-9302

Property Inspection Disclosure Form

Acknowledgment & Waivers

The Lakes homeowner's association (Association) ONLY maintains common elements*. Association is responsible for the repair and maintenance of the roofs. Fences and driveways are shared responsibility and there is no insurance coverage for them. Association documents provide that the association is responsible for the exterior maintenance of the outer walls of the villas only. There is NO coverage for inner walls and structures within the walls (such as plumbing, electrical and others within the divider walls). The association is NOT responsible for any repair or maintenance of changes or additions made to the original structure of the house. The owner is responsible for all repairs to such additions, modifications and/or changes including but not limited to damages to the house structure caused by such additions, modification and/or changes made to the original house structure.

Explain how any change including interior changes that compromise structure will not be the HOA responsibility.

Please be advised that the Association is not responsible for damages caused by HOA repairs not reported to the Association. Association will only be responsible for new damages incurred after the Association has been notified of such repair.

By waiving the right to order an Inspection report (prior to purchase) I understand that I will be responsible to report any damage to the association and will be responsible for all damages incurred prior to reporting such damage to the Association.

*Common elements mean property own by the association and used by more than two units' owners.

I have fully read, understand, and agree to ALL the terms stipulated within this agreement and I willingly enter into this agreement with the Association on the _____ day of _____, 20____.

Homebuyer #1 Signature: _____ Date: _____

Homebuyer #2 Signature: _____ Date: _____

State of Florida

County of Broward

Sworn to and subscribed before me this _____ Day of _____, 20____

By _____ who has produced a _____

Notary Public