

**DISCLOSURE SUMMARY FOR:
HOMEOWNERS ASSOCIATION OF HIGHLAND LAKES, INC.**

Statute 720.401

1. As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
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 \$90 per month. 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 \$----- per -----
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 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.
8. 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.

The following requirements are unique to Highland Lakes and are provided to prospective purchasers in addition to the requirements of Statute 720.401

1. Each home or unit in the Association has one vote. Any one of the recorded unit owners may vote.
2. At least one person 55 years of age or older **must** be an occupant of each encumbered property while any person occupies said encumbered property. No occupant may be less than 18 years of age.
3. Other restrictions are contained in the Governing Documents of the Master Association and each subdivision tract has additional restrictions. Additionally, if your home is a condo or P.U.D., you must also comply with the restrictions of that sub-association. In all cases, one occupant **must** be 55 years of age or older.
4. The current monthly charges for the Master Association are \$90.00 per month and are due on the first day of the month. If your home is a condo or P.U.D., the maintenance charges for that association are separate and in addition to the Highland Lakes charge.
5. There are some additional recreation charges related to Association amenities. Please refer to the list of charges and fees document.
6. The Homeowners Association is not currently involved in any court cases at this time in which it may face liability in excess of \$100,000.00.