

DISCLOSURE SUMMARY

SEBRING FALLS PROPERTY OWNERS' ASSOCIATION, INCORPORATED

Sebring falls subdivision is intended for housing persons 55 years of age or older and claims exemptions of federal and state fair housing acts regarding discrimination based on familial status and occupancy of units.

1. At least **1** (one) owner or resident of the property is **55** years or older.
2. As a purchaser of property in this community, you will be obligated to be a member of Homeowners' association.
3. There are recorded restrictive covenants governing the use and occupancy of properties in this community.
4. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. The current amount is \$50.00 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. Currently \$0.00 per month.
5. You may be obligated to pay special assessments to the respective Municipality, County, or Special District. All assessments are subject to periodic change.
6. Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.
7. There may be an obligation to pay rent of land use fees for recreation or other commonly used facilities as an obligation of membership in the homeowners association, if applicable. Currently \$00.00 per month.
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 association governing documents before purchasing.
9. These documents are included with this disclosure form. They are also matters of public record and can be obtained from the Highlands County, Florida records office or at www.sebringfalls.org