



SHERIDAN WOODS COMMUNITY ASSOCIATION, INC.

700 Sheridan Woods Drive, West Melbourne, FL 32904

(321) 216-2053 - Website: www.swdhoa.com - Email: sheridan.woods.FL@gmail.com

TO: Any Party Purchasing Property within the Sheridan Woods Community Association Subdivision

SUBJECT: Disclosure Summary Pursuant to Florida Statutes, Title XL, 720.401

Dear Prospective Purchaser,

Concurrent with or before completing your purchase contract or sales agreement for a property within Sheridan Woods Community Association Subdivision, please complete this form (2 pages) and return an original fully-executed copy to the address shown above (or scan and include as an email attachment). Directly or through their selling agent, it is the Seller's obligation to provide an executable copy of this Disclosure Summary to the Purchaser(s). This file is available for download online at the following website: <http://swdhoa.com/disclosure-summary>

Thank you,
The Sheridan Woods Board of Directors

**DISCLOSURE SUMMARY FOR
SHERIDAN WOODS COMMUNITY ASSOCIATION SUBDIVISION**

- 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. THE DOCUMENTS ARE CURRENTLY AVAILABLE FOR DOWNLOAD ONLINE AT THE FOLLOWING WEBSITE:
<http://swdhoa.com/covenants/>

- 3) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. THE CURRENT ANNUAL ASSESSMENT IS **\$495.00 PER YEAR**, DUE ON THE FIRST DAY OF JANUARY OF EACH YEAR. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. NO SPECIAL ASSESSMENTS ARE CURRENTLY DUE.

- 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. THE CURRENT AMOUNT IS \$(NOT APPLICABLE).

- 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. (NOT APPLICABLE)

- 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 DIRECTLY FROM THE SHERIDAN WOODS COMMUNITY ASSOCIATION.

PURCHASER CERTIFICATION

The Purchaser(s), by signing below, certifies that he/she received this Disclosure Summary and has read and understands the *Declaration of Covenants and Restrictions for Sheridan Woods*.

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

SELLER CERTIFICATION

The Seller(s), by signing below, certifies that he/she provided this Disclosure Summary and provided a copy of the *Declaration of Covenants and Restrictions for Sheridan Woods* to the Purchaser(s).

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____