



HOMEOWNERS ASSOCIATION DISCLOSURE SUMMARY

This Addendum to that certain Contract for Purchase and Sale is attached and intended to be incorporated into such Contract For Purchase and Sale. If any provision of this Addendum is in conflict with any provision of the Contract for Purchase and Sale, then the provisions of this Addendum shall prevail.

1. Buyer has been informed that the Real Property is subject to Covenants and Restrictions ("Covenants"). The Homeowners Association has authority granted to impose liens against the Real Property or the Owner of real property in the event the Assessments are not timely paid.
2. Seller and Buyer shall sign and deliver any documents required by the Association to complete transfer.
3. The Buyer shall pay a Capital Contribution fee in the amount of \$10,000.00.
4. Seller represents that the Association's current General Assessment is in the amount of \$4,495.00 a year. Seller further states that the Assessment may be subject to further change pursuant to the Covenants and By-Laws of the Association and Budgets. Assessments levied by the Association shall be current or made current by the Seller at closing, and Buyer shall reimburse Seller for any prepayment of same, provided there will be no prorations of any assets or liabilities of the Association, including any reserve accounts held by the Association.
5. In addition to the General Assessment the Association, as agent, annually collects Village Assessment for each property type:

VILLAGE ASSESSMENTS:

Prestwick (38 Homes):	\$3,970 year + General Assessment = \$8,465.00/year
Pineneedle Ln (14 Homes):	\$3,955 year + General Assessment = \$8,450.00/year
Birkdale Run (61 Homes):	\$3,095 year + General Assessment = \$7,590.00/year
Birkdale Run (6 Homes):	\$2,930 year + General Assessment = \$7,425.00/year
12032 SE Birkdale Run – Lot #56	
12020 SE Birkdale Run – Lot #57	
12008 SE Birkdale Run – Lot #58	
11996 SE Birkdale Run – Lot #59	
11984 SE Birkdale Run – Lot #60	
11972 SE Birkdale Run – Lot #61	

Please review Covenants and Restrictions to confirm what the Assessments cover.

6. The above charges collected by the Association shall be current or made current by the Seller at closing and Buyer shall reimburse Seller for any prepayment of same. Any additional Assessment(s) levied by the Association prior to the date of closing shall be paid by the Seller, or as otherwise mutually agreed upon in writing after Seller's written disclosure to Buyer of the pending amounts. Any additional Assessment(s) levied by the Association on or after the date of closing shall be paid by the Buyer. Additional Assessment(s) shall be deemed levied under this paragraph on the date when the Association's Board of Directors has voted to approve the Assessment(s) in the manner provided in the Covenants and By-Laws of the Association.
7. Upon written request by the Buyer within 3 days after the Effective Date, true and complete copies of the Covenants, Articles of Incorporation, By-Laws, Rules and Regulations of the Association, and all amendments thereto, shall be delivered to Buyer at Seller's expense within the time allowed for delivery of evidence of title.
8. The Homeowners Association recommends that any prospective buyer of real property in Jupiter Hills Village carefully review the complete set of Covenants and Restrictions for further details.
9. It is agreed that Buyers' inspection rights and Sellers' obligation's regarding repairs, as specified in the Contract for Purchase and Sale, are limited to the items as applied to the real property, which will be conveyed to Buyer in fee simple and such rights do not extend to any properties owned by the Association or dedicated to the Associations' use.
10. Buyer acknowledges that Buyer has been informed, prior to the execution of this Contract, that the following recreational or other facilities are available for use by Member(s) of the Association and the charges, if any are indicated. If no separate or additional charge is indicated, the cost is included in the Association's Annual Budget.
 - (a) All roadways with in Jupiter Hills Village community are dedicated to the Jupiter Hills Village Homeowners Association, Inc. for the use of its Members who are residents of the Jupiter Hills Village community, their guests and licensees. The maintenance of the roadways is the obligation and responsibility of the Jupiter Hills Village Homeowners Association, Inc. There is no separate or additional charge for use of the roadways by Members of the Association.
 - (b) The Association provides 24 hour security with a security force. The security personnel operate gatehouses to monitor entrance to the Jupiter Hills Village and also provide other security services. There is no separate or additional charge to Members of the Association for security service.
 - (c) The pools and tennis courts located throughout the community are intended for use by Jupiter Hills Village homeowners, their guests and family members. There is no separate or additional charge for such use. Non Club Members are not permitted on golf course property, exclusive use to Club Members only.
 - (d) The Association has no ownership interest in Jupiter Hills Club, a private membership golf club, and has no involvement in the operation of Jupiter Hills Club or the procedures for acquiring a membership in Jupiter Hills Club which membership is by invitation only.

Buyer

Seller

Buyer

Seller

Date

Date