



Community Disclosure

Association Name

I. TYPE OF ASSOCIATION:

- Mandatory Membership HOA
- Voluntary Membership HOA
- Mandatory Membership POA
- Mandatory Membership COA

Number of Units: _____

II. CONTACT INFORMATION FOR ASSOCIATION:

Community Manager: _____

Telephone Number: _____ Ext: _____

E-Mail Address: _____

Mailing Address: _____

Website Address: _____

Additional Contact Information: _____

III. AGE RESTRICTIONS:

Does the Association have age restrictions?

- YES
- NO

If Yes, the occupancy limit is as follows:

- At least 80% of the occupied units are occupied by one or more persons who are of the age of 55 years or older.
- All units are occupied by persons of the age of 62 years or older.

IV. LEASING RESTRICTIONS

Does the Association have Leasing restrictions?

- YES
- NO

If Yes, is there currently a cap on the number of homes that can be leased?

- YES
- NO

If Yes, what is the amount of the cap?

If Yes, has that cap been reached?

- YES
- NO

Please list any other leasing stipulations for the community (i.e. application process or fees, lease requirements, etc.):

V. TRANSFER AND INITIATION FEES:

If inapplicable, please type: NA

Initiation Fee: \$ _____ Amenity Card/Remote/Fob: \$ _____

Resale Processing Fee: \$ _____ Gate Remote: \$ _____

*** Tolley Community Management’s Resale Processing Fee is \$296.95. We’ve included a breakdown of the fee below:

New Account Setup Fee: \$100.00 Buyer Welcome Package Fee: \$50.00

Closing Letter \$10.00 Seller Account Closing Fee: \$100.00

Third Party Company Closing Request Fee: \$27.00 Convenience Fee: \$9.95

OTHER Fees: \$ _____

VI. ASSESSMENTS:

Amount _____

Due Date(s) _____

Is there a Master Association?

Yes

No

If so, the Assessment amount is _____

Due Date(s) _____

VII. SPECIAL ASSESSMENTS:

Please list any special assessments that have been passed.

Amount _____

Due Date(s) _____

Please list any special assessments that are being considered.

Purpose _____ Amount _____

VIII. LITIGATION:

To the best of your knowledge, please list any litigation or threat of litigation that currently exist for the Association.

IX. SERVICES PROVIDED BY THE ASSOCIATION:

<u>Utilities for Property</u>	<u>Services</u>	<u>Amenities</u>	<u>Other</u>
<input type="checkbox"/> Gas	<input type="checkbox"/> Concierge	<input type="checkbox"/> Pool	<input type="checkbox"/> Common Area Pest Control
<input type="checkbox"/> Water	<input type="checkbox"/> Gate Attendant	<input type="checkbox"/> Tennis	<input type="checkbox"/> Common Area Termite Control
<input type="checkbox"/> Electric	<input type="checkbox"/> Trash	<input type="checkbox"/> Golf	<input type="checkbox"/> Fire Insurance on Property
<input type="checkbox"/> Heating	<input type="checkbox"/> Road Maintenance	<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Common Area Insurance
<input type="checkbox"/> Sewer	<input type="checkbox"/> Exterior Maintenance	<input type="checkbox"/> Playground	<input type="checkbox"/> Marina/Boat Storage
<input type="checkbox"/> Cable	<input type="checkbox"/> Landscape Maintenance	<input type="checkbox"/> Gym	<input type="checkbox"/> Unit Pest Control
	<input type="checkbox"/> Common Area Maintenance	<input type="checkbox"/> Equestrian Facility	<input type="checkbox"/> Unit Termite Control

Please note: This document expires on 12/31/2025. Please contact the Management Company if you are in need of a document with information reflecting dates after that date.

This document is for informational purposes and is not intended to be a part of any contract, real estate or otherwise. The community manager for the above referenced association completed this form to the best of their knowledge. Information contained herein does not release any owner from any obligations to the association. In addition, owners are still required to obtain a closing letter from the Management Company prior to closing.