Comprehensive Rider to the

Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to

John R Yocom, Trust	ee Nancy B. Yocom, Trustee	- ` .
and		(BUYER
concerning the Property described as	10614 HILLWOOD DR, PORT CHARLOTTE, FL 33981-4736	
Buyer's Initials	Seller's Initials	_
B. HOMEOW	NERS' ASSOCIATION/COMMUNITY DISCLOSURE	
PART A. DISCLOSURE SUMMARY		
PROVIDED TO THE PROSPECTIVE CONTRACT IS VOIDABLE BY BUYER WRITTEN NOTICE OF THE BUYER' DISCLOSURE SUMMARY OR PRIOR THIS VOIDABILITY RIGHT HAS NO EF CLOSING.	EQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS N PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SA BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESI S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED W FFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERM	ALE, THIS ENTATIVE OF THE AIVER OF IINATE AT
	CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISC	
Disclosure Summary For	South Gulf Cove Section 94 (Name of Community)	
	THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEME	
HOMEOWNERS' ASSOCIATION ("A		DEN OF F
2. THERE HAVE BEEN OR WILL BE USE AND OCCUPANCY OF PROPE	RECORDED RÉSTRICTIVE COVENANTS ("COVENANTS") GOVER ERTIES IN THIS COMMUNITY.	
TO PERIODIC CHANGE. IF APPLICA	ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE ABLE, THE CURRENT AMOUNT IS \$180 PERy	ear
	TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSO AY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AI	
4. YOU MAY BE OBLIGATED TO PAY	SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, SSMENTS ARE SUBJECT TO PERIODIC CHANGE.	COUNTY
	CIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MA DULD RESULT IN A LIEN ON YOUR PROPERTY.	NDATORY
	I TO PAY RENT OR LAND USE FEES FOR RECREATIONAL O AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSO MOUNT IS \$ N/A PER	
7. THE DEVELOPER MAY HAVE TO	HE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITH IMEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.	OUT THE
8. THE STATEMENTS CONTAINED IN PROSPECTIVE PURCHASER, YO	N THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, A DU SHOULD REFER TO THE COVENANTS AND THE ASS	
	R MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FOR WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED	
DATE	BUYER	
DATE	BUYER	

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART	В.
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				homeowners' associatio Property ("Association").	n or a	an association that may require the paymer
transactio then 5) da approval p in Associa required b obtain As	n or the Buyer is req ays prior to Closing process with Associa ation governing docu by the Association, procession, processio	uired, this Con Within tion. Buyer shauments or agreprovide for inte	tract is (if leading to lead to le	econtingent upon Associeft blank, then 5) days application and related for the parties. Buyer as or personal appearance anted within the stated	ation after ees, a nd S ces, i	not required. If Association approval of thi approval no later than (if left blank Effective Date, the Seller shall initiate the as applicable, unless otherwise provided for eller shall sign and deliver any document frequired, and use diligent effort to timel a period above, Buyer may terminate this eller from all further obligations under this
				ER ASSOCIATION CHA		S: er fees charged by Association pursuant to
				Statutes. If applicable, th		
\$	60_per	year	_ for _	required membership	_to	Waterfront Property Owners Assoc
\$	120 per	year	_ for _	optional membership	_to	South Gulf Cove Homeowners Assoc
\$	per		for		to	
\$	per		for		to	
☐ Se the as (c) Seller: as of the and fee The Association	ller (if left blank, then ssessment in full p shall pay, prior to or he Closing Date and es.	n Buyer) shall prior to or at the at Closing, all dany fees the	oay ins l e time fines ir Associ	stallments due after Clos e of Closing. mposed against the Selle ation charges to provide	ing C er or e info	r at Closing, and (CHECK ONE): ☐ Buyer ate. If Seller is checked, Seller shall payer the Property by the Association which exist remation about the Property, assessment(seessments or rent/land use fees are during the state of the sees are during
and payable, is	s/are: ılf Cove Homeowne	rs Association	Inc	\\/atc	orfron	t Property Owners Association
	nP					Steve Thompson
Phone	941-404	-8080		Phone		417-739-5969
mail President@southgulfcovefl.org		Email		waterviewpres@gmail.com		
Additional cor	ntact information ca	an be found o		Association's website,	whic	h is:
www				SouthGulfCoveFL.org		