



BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.

A 55 Plus Retirement Community

DISCLOSURE SUMMARY FOR BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.

1. As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association. There is a limitation on ownership within the community of no more than 5 lots. There is a limitation on pets of no more than 2 pets per home.
2. There are Recorded Deed Restrictions governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the homeowners association. Assessments are subject to periodic change. The current assessment is \$43.00 per month, per lot. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ 00.00 per n/a.
4. You may be obligated to pay special assessments to the respective utilities municipality or Hernando County. All assessments are subject to periodic change.
5. Your failure to pay special assessments or any assessments levied by the homeowners' association could result in a lien on your property.
6. The statement contained in this disclosure form are only summary in nature, and as a prospective purchaser, you should refer to the deed restrictions and the association governing documents before purchasing property.
7. These documents are either matters of public record and can be obtained from the Hernando Public Records Office or Brookridge.com.
8. All occupants and owners are required to submit a criminal background check form 14 days prior to closing.
9. As a 55 or above age-restricted community, age verification is needed for anyone 18 years or older. Acceptable documentation: signed affidavit, birth certificate, valid driver's license, voters' registration, etc.

DATE: _____

PURCHASER: _____

PURCHASER: _____

If the disclosure summary required by section 720.401, Florida statutes, has not been provided to the prospective purchaser before executing a contract for sale, the contract is voidable by buyer by delivering to seller or seller's agent or representative written notice of the buyer's intention to cancel within 3 days after receipt of the disclosure summary or prior to closing, whichever occurs first. Any purported waiver of this voidability right has no effect. Buyer's right to void this contract shall terminate at closing.