

Tuscany at Tampa Palms

"SALES DISCLOSURE TO PROSPECTIVE PURCHASERS"

Purchaser acknowledges receipt of, and agrees to be bound by, the Declaration of Covenants, Conditions, and Restrictions for Tampa Palms Area 3 Owners Association, Inc. (the "Master Association") and the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Subdivision at Tampa Palms Owners Association, Inc. (the "Tuscany Association") created for the Lot, all as amended and supplemented from time to time (the "Community Documents"). Purchaser Acknowledges and agrees that his/her title will be subject to the Community Documents. Purchaser further acknowledges that Purchaser is bound by and shall comply with any Design Review Criteria for Tampa Palms, which may be modified from time to time.

The lots in Tuscany Subdivision may be subject to assessments by the Tampa Palms Area 3 Owners Association, Inc. (Master Association) and the Tuscany Subdivision at Tampa Palms Owners Association (Tuscany Association). Such assessments are established by the Associations and are established only for the current year. There are currently no assessments for each Lot for the Master Association, and assessments are \$1,701.00 per year for the Tuscany Association. Master Assessments may be implemented, and both Master and Tuscany assessments may be increased or decreased as determined by the Board of Directors of the Associations. Assessments for future years are estimated based only on prior experience and do not take into account changes in 1) the membership of the associations, 2) the duties and obligations of the association, or 3) the services provided by the associations, any of which may result in an increase in the estimate expressed in this paragraph. No warranty or representation is made with respect to the accuracy of these estimates.

The lots are subject to assessments which may be imposed by the Tampa Palms Open Space & Transportation District (the CDD"). Such assessments are established by the Board of Supervisors of such District and are separate and apart from assessments imposed by the Association. Special assessments may also be levied by the Board of Supervisors for certain facilities located within Tampa Palms including, but not limited to, any recreational facilities. For 2012/2013 the CDD Fees are anticipated to be \$666.00.

Neither the CDD, Associations, or Developer, nor their partners or affiliates, has made any warranty or representation with respect to performance by Builder of any of its obligations to the Purchaser.

Purchaser further acknowledges and agrees that Purchaser has not been induced by and has not relied upon any representations, warranties, or statements, whether express or implied, made by Developer, or any agent, employee or representative of

them, or by any broker or any other person representing or purporting to represent Developer. All other representations or warranties which Purchaser may have received prior to the date hereof whether in writing or oral are hereby rescinded and of no force and effect.

The Master Plan for Tampa Palms is subject to such revisions (both material and non-material) as Developer, or its assignee shall in its sole discretion elect to make.

THE TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Purchaser

Date

Purchaser

Date

11/06/12