

MANDATORY HOA
DISCLOSURE SUMMARY FOR
TUSCANY SUBDIVISION AT TAMPA
PALMS OWNERS ASSOCIATION, INC.

The following notice is required by Florida Statute 720.401:

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF TWO (2) HOMEOWNERS' ASSOCIATIONS: **THE TAMPA PALMS AREA 3 OWNERS' ASSOCIATION, INC. ("MASTER"), AND THE TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC. ("TUSCANY")**.
2. THERE HAVE BEEN RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THESE COMMUNITIES.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATIONS. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. **IF APPLICABLE, THE CURRENT AMOUNT FOR THE MASTER ASSOCIATION IS \$0.00 ANNUALLY, AS NO ASSESSMENT HAS BEEN LEVIED. THE CURRENT AMOUNT FOR THE TUSCANY ASSOCIATION IS \$1701.00 ANNUALLY. ASSESSMENTS ARE PAYABLE AT \$141.75 MONTHLY.** YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATIONS. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$_____ PER _____. **CURRENTLY, THERE ARE NO SPECIAL ASSESSMENTS.**
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATIONS. IF APPLICABLE, THE CURRENT AMOUNT IS \$_____. **CURRENTLY, THERE ARE NO SUCH FEES.**
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.

8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATIONS' GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

9. THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED IF THEY HAVE NOT BEEN PROVIDED BY THE DEVELOPER.

By: _____
Print Name: _____
Date: _____

By: _____
Print Name: _____
Date: _____

11/06/12