

REQUIRED DISCLOSURE:

Chapter 720, Florida Statutes requires the following notice in all sales transactions involving a home that is subject to a homeowners' association. While the owner(s) of property must ensure that each purchaser receives this disclosure, practically, this never happens. This provision is being added to make owners of property within the Twin Lakes Subdivision community aware of their obligation to provide prospective purchasers of such property with the disclosure summary noted below. Prior to providing the disclosure summary noted below to any prospective purchaser of property in the Twin Lakes Subdivision, each owner should review Chapter 720, Florida Statutes to ensure that the disclosure summary they are providing complies with current Florida law.

DISCLOSURE SUMMARY FOR TWIN LAKES SUBDIVISION

AS PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION. THE NAME OF THE HOMEOWNERS' ASSOCIATION IS TWIN LAKES SUBDIVISION ASSOCIATION, INC.

THERE ARE RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY. THE RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY, WHICH MAY HAVE BEEN AND MAY BE AMENDED FROM TIME TO TIME, WERE INITIALLY RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AT O.R. BOOK 1751, PAGES 0645 THROUGH 0680.

YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION, WHICH ARE SUBJECT TO PERIODIC CHANGE. THE CURRENT AMOUNT (2009) IS \$ 132.30 PER QUARTER. 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 \$____PER_____

YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

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' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$____PER_____

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 ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

IF YOU HAVE QUESTIONS OR NEED CLARIFICATION OF ANY DOCUMENT PROVISIONS, YOU SHOULD SEEK THE ADVICE OF LEGAL COUNSEL.

DATE: _____

PURCHASER: _____

PURCHASER: _____

THE FOREGOING DISCLOSURE SUMMARY MUST BE PROVIDED TO PROSPECTIVE PURCHASERS OF PROPERTY IN THE TWIN LAKES SUBDIVISION COMMUNITY PURSUANT TO SECTION 720.401, FLORIDA STATUTES. IF A PROSPECTIVE PURCHASER HAS NOT BEEN PROVIDED WITH THIS SUMMARY PRIOR TO EXECUTING A CONTRACT TO PURCHASE PROPERTY IN THE TWIN LAKES SUBDIVISION COMMUNITY, THE PROSPECTIVE PURCHASER MAY VOID THE CONTRACT WITHIN 3 DAYS AFTER RECEIPT OF THIS SUMMARY OR PRIOR TO CLOSING - WHICHEVER EVENT FIRST OCCURS - BY DELIVERING - -- TO THE SELLER, SELLER'S AGENT OR REPRESENTATIVE. WRITTEN NOTICE OF THE PROSPECTIVE PURCHASER'S INTENT TO CANCEL. ANY PURPORTED WAIVER OF THIS RIGHT HAS NO EFFECT. THE PROSPECTIVE PURCHASER'S RIGHT TO VOID THE CONTRACT TERMINATES AT CLOSING.