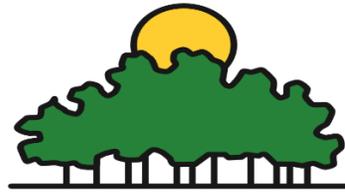


HIGHGROVE



“A Covenant Restricted Community”

DISCLOSURE SUMMARY HIGHGROVE HOMEOWNER’S ASSOCIATION INC.

Section 720.401 of the Florida Statutes: Prospective purchasers subject to association membership requirements; disclosure required; covenants; assessments; contract cancelation.

(1)(a) A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale. The disclosure summary must be in a form substantially similar to the following form:

1. AS A PURCHASER OF PROPERTY, YOU ARE OBLIGATED TO BE A MEMBER OF THE HIGHGROVE HOMEOWNERS’ ASSOCIATION.
2. THERE ARE RECORDED RESTRICTIVE COVENANTS GOVERNING THIS COMMUNITY, IN ACCORDANCE WITH CHAPTER 720 OF THE FLORIDA STATUTES.
3. YOU ARE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE. THE CURRENT AMOUNT IS \$970.00 PER YEAR. YOU ARE ALSO OBLIGATED TO PAY FOR ANY SPECIAL ASSESSMENT IMPOSED BY THE ASSOCIATION.
4. YOUR FAILURE TO PAY FOR ANNUAL OR SPECIAL ASSESSMENTS BY A MANDATORY HOMEOWNERS’ ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
5. THE STATEMENT CONTAINED IN THIS DISCLOSURE ARE ONLY SUMMARY IN NATURE. AS A PURCHASER OR PROSPECTIVE PURCHASER OF PROPERTY IN HIGHGROVE, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS FOR A MORE COMPLETE UNDERSTANDING OF MEMBERSHIP OBLIGATIONS.
6. AMENDMENTS TO THE COVENANTS AND BY-LAWS REQUIRE A VOTE OF THE ASSOCIATION MEMBERS.

A complete copy of the Highgrove Covenants, ACC guidelines, ACC application, and by-laws, may be found on our website: <http://news.highgrovetallahassee.org>

Highgrove Homeowners’ Association, Inc., 1400 Village Square Blvd. Suite 3-102, Tallahassee FL. 32312