




HOMEOWNERS' ASSOCIATION DISCLOSURE SUMMARY




IMPORTANT NOTE: A SEPARATE DISCLOSURE SUMMARY FORM SHOULD BE COMPLETED AND SIGNED FOR EACH HOMEOWNERS' ASSOCIATION GOVERNING THE PROPERTY IN WHICH MEMBERSHIP IS MANDATORY. THIS FORM SHOULD NOT BE USED TO DISCLOSE MEMBERSHIP REQUIREMENTS AND ASSESSMENTS AND OTHER FEES IMPOSED BY CONDOMINIUM/COOPERATIVE ASSOCIATIONS.

For: LELY RESORT
(Name of Community--Homeowners' Association)

- As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
- There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
- You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$81.43 (Included in Moorgate Point HOA fee) per year. 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 developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
- 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.
- Note: SELLER(s) sign below to confirm the accuracy and completeness of the above information and to assume responsibility therefor. BUYER(s) sign and date below to confirm receipt of this Disclosure Summary.

DocuSigned by:
 2/4/2023
 1B62D098302D4BE... (Date) (Buyer's Signature) (Date)

DocuSigned by:
 2/4/2023
 BB45995AC1E14FD... (Date) (Buyer's Signature) (Date)



ADDENDUM TO SALES CONTRACT



This Addendum is to the Sales Contract entered into between:

("SELLER") FRANK SASCHA VOSS AND DIANE LACOMBE and

("BUYER") _____,

relating to the following described real property ("Property"):

7409 MOORGATE POINT WAY, NAPLES, FL 34113

Other Terms and Conditions:

BUYER TO PAY A ONE-TIME CAPITAL CONTRIBUTION FEE OF \$720.00 TO MOORGATE POINT AT CLOSING.

DocuSigned by:

Frank Sascha Voss

2/4/2023

1B62D030302D4BE...

(Seller's Signature)

(Date)

(Buyer's Signature)

(Date)

DocuSigned by:

Diane Lacombe

2/4/2023

BB43995AC1E14FD...

(Seller's Signature)

(Date)

(Buyer's Signature)

(Date)

 NABOR NAPLES AREA BOARD OF REALTORS®	<h1>HOMEOWNERS' ASSOCIATION DISCLOSURE SUMMARY</h1>	 EQUAL HOUSING OPPORTUNITY
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For: MOORGATE POINT
(Name of Community--Homeowners' Association)

1. As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
2. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$ 775.00 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 _____.
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' association. If applicable, the current amount is \$ _____ per _____.
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 association governing documents before purchasing property.
9. 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.
10. Note: SELLER(s) sign below to confirm the accuracy and completeness of the above information and to assume responsibility therefor. BUYER(s) sign and date below to confirm receipt of this Disclosure Summary.

DocuSigned by:			
<u>Frank Sascha Voss</u>	<u>2/4/2023</u>	_____	_____
(Seller's Signature)	(Date)	(Buyer's Signature)	(Date)

DocuSigned by:			
<u>Diane Lacombe</u>	<u>2/4/2023</u>	_____	_____
(Seller's Signature)	(Date)	(Buyer's Signature)	(Date)



ADDENDUM TO SALES CONTRACT



This Addendum is to the Sales Contract entered into between:

("SELLER") FRANK SASCHA VOSS AND DIANE LACOMBE and

("BUYER") _____,

relating to the following described real property ("Property"):

7409 MOORGATE POINT WAY, NAPLES, FL 34113

Other Terms and Conditions:

**BUYER is required to join The Players Club & Spa at Lely Resort.
BUYER to pay a refundable membership deposit of \$7,500.00 at closing.
BUYER to pay an annual membership dues of \$4,848.00 plus FL state sales tax.
(Annual dues are prorated as of closing)**

DocuSigned by:

Frank Sascha Voss

2/4/2023

1B62D030302D4BE...
(Seller's Signature)

(Date)

(Buyer's Signature)

(Date)

DocuSigned by:

Diane Lacombe

2/4/2023

BB45995AC1E14FD...
(Seller's Signature)

(Date)

(Buyer's Signature)

(Date)