

DISCLOSURE SUMMARY

Eagle Point Mobile Home Park

*** Any contract or agreement for sale should not be executed unless you receive and agree to the statements on this disclosure summary. (Reference Florida Statutes 689.26)*

1. As a **HOMEOWNER** in Eagle Point Mobile Home Park, you will be obligated to become a **SHAREHOLDER** in **EAGLE POINT HOMEOWNER'S, INC.** You will be **REQUIRED** to buy a minimum of five(5) shares in the Corporation.
2. As a **SHAREHOLDER** you will be obligated to pay maintenance and reserve **ASSESSMENTS** to the corporation. These assessments will be subject to periodic change by the **BOARD OF DIRECTORS** and will be used fund the operation of the **PARK**.
3. Your failure to pay these assessments could result in a lien on your **MOBILE HOME**.
4. As a **HOMEOWNER** in the **PARK**, you will be required to execute a **LEASE** for the use and occupancy of the **LOT** and be subject to certain **RESTRICTIVE COVENANTS**.
5. The **RESTRICTIVE COVENANTS** (The Articles of Incorporation, The By-laws and by reference, the Rules & Regulations) may restrict your use and occupancy of **HOMES** in this community.
6. All new **HOMEOWNERS** must qualify for residency under the *Housing for Older Persons Act* and be approved by the Board of Directors prior to finalizing any contract to purchase a home within the **PARK**.
7. All **HOMEOWNERS** must reside in the **PARK** for a minimum of three (3) months during each calendar year.
8. The **RESTRICTIVE COVENANTS** cannot be amended without the approval of the **SHAREHOLDERS**. The Board of Directors may amend the **RULES AND REGULATIONS of the PARK** without the approval of the **SHAREHOLDERS**.
9. The **RESTRICTIVE COVENANTS** are matters of public record and can be obtained from the record office in the County where the property is located. *Reference Charlotte County OR 1905 Page 1855 through 1865 recorded 6/12/01.*
10. The statements contained in this disclosure are only summary in nature, and, as **HOMEOWNER in** this community, you should refer to and understand the Articles of Incorporation, the Bylaws, the Rules and Regulations and the terms of the Lease Agreement.

I/We herein acknowledge that and I/We have read and understand the statements contained in this summary and that I/We have received copies of the Articles of Incorporation, the Bylaws of the Corporation, the Rules and Regulation of the Park and the Lease Agreement.

Signature: _____

Print Name: _____

Date: _____

Signature: _____

Print Name: _____

Date: _____