

**SUMMER TREES WEST
SUMMER TREES HOMEOWNERS ASSOCIATION, INC.
(Phase I, II, II-A, II-B)
A 55 and Older Community
48 Cypress Pond Rd, Port Orange, FL 32128**

Summer Trees Homeowners Association Disclosure Summary (per FL Statute 720-401(l)(a))

1. As a purchaser of property in this community, you will be obligated to be a member of this Homeowners Association. As such, you agree abide by the recorded Covenants and Restrictions, By-laws and rules and regulations governing the use and occupancy of properties in this community.
2. All property in this subdivision, except the land inside your fence and under your house and that of other homeowners, is common ground owned by the Association. This Association is certified as a Planned Unit Development (PUD) and is registered with the State of Florida under section 760.29 as a senior community for persons 55 yrs. and older and complies with HUD / FAIR HOUSING AMENDMENTS ACT of 1988.
3. **NOTE: As a homeowner, you will be obligated to pay a monthly assessment fee to this Association which is due on the first day of each month. Your assessment is due starting the first month of your purchase (unless you paid the first month in advance at the time of sale). It should be mailed to our accounting firm: Atlantic Community Association Management and Accounting, Inc., 507 Herbert St, Suite C, Port Orange, FL. 32129. Failure to pay this fee when due could result in a lien on your property.**
4. Homeowner services and amenities included in the monthly assessment are Cable TV, Wi-Fi, Service/box, pool, common areas, bike/walking paths, lawn service for **common areas** and RV/boat storage (compound space availability). A non-refundable deposit is required for a key to compound, and an annual fee
5. The Covenants and Restrictions may be amended by Association membership approval.
6. The statements contained in this disclosure are summary in nature and as a prospective purchaser you are urged to review the governing documents which apply to this Homeowners Association.
7. An owner may not rent for a period of 12 months after purchase and after applying to board to rent the home out.

Current Homeowner: _____

Property Address: _____ Date: _____

As a Prospective Buyer, I (we) certify that I (we) has received a copy of the C and R's and By-Laws Governing Units I, II, II-A, II-B of Summer Trees West Homeowners Association as mentioned in the above HOA Disclosure Summary and I (we) will comply with same.

Prospective Purchasers sign below:

Signature of Buyer: _____ Date: _____

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Your assessment is due starting the first month of your purchase (unless you paid the first month in advance at the time of sale).