

DISCLOSURE SUMMARY
For
Treetop Residential Owners Association, Inc.
January 1, 2019

1. As a purchaser of property in this community, you will be obligated to be a member of the homeowners' association.
2. There are recorded restrictive covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
4. Your failure to pay these assessments could result in a lien on your property.
5. Members of the homeowners' association are not obligated to pay rent or land use fees for recreational or other commonly used facilities in the community.
6. The restrictive covenants cannot be amended without the approval of the Association membership.
7. 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's governing documents.
8. These documents are matters of public record and can be obtained from the records office in the county where the property is located.

Other information about Treetop Residential Owners Association:

- ✓ Association Dues are ~~\$450.00~~ per lot per quarter for calendar year 2018. Dues are billed and payable at the start of each quarter.
- ✓ Upon transfer of any lot in the subdivision the Purchaser shall pay upon closing to the Association a Transfer Fee equal to 2 months' maintenance assessments on said lot (\$300.00), which shall be a one-time contribution to the working capital fund of the Association. An additional transfer fee of \$250.00 will be payable to Treetop Community Owners Association upon closing.
- ✓ Construction of homes requires a review by the Design Review Board, as outlined in the Covenants, Conditions, & Restrictions. There is an \$1500.00 fee charged for the review of a new house plan, which includes up to 3 design review meetings per project. A Compliance Deposit of \$3,000.00 is to be paid prior to clearing and start of construction. If no issues exist upon submission of a Final Inspection Request Form, \$2,500.00 of the Compliance Deposit will be returned.
- ✓ Owners and their guests have deeded access to the beach. **They do not have use of the Seacrest Beach Lagoon Pool.**