

# Buyer Info Packet

4920 Stafford Dr

<i>SPD</i> .....	<i>2</i>
<i>Flood Disclosure</i> .....	<i>6</i>
<i>HOA Disclosure</i> .....	<i>7</i>
<i>HOA info</i> .....	<i>9</i>
<i>Features List</i> .....	<i>10</i>
<i>PPI</i> .....	<i>12</i>
<i>FAQ</i> .....	<i>13</i>
<i>Floor Plan</i> .....	<i>15</i>
<i>4920 Stafford Survey</i> .....	<i>16</i>

### Seller's Property Disclosure – Residential

**Notice to Licensee and Seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

**Notice to Buyer:** The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

**Seller** makes the following disclosure regarding the property described as: 4920 STAFFORD DR MELBOURNE FL 32934  
(the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? \_\_\_\_\_)

	Yes	No	Don't Know
<b>1. Structures; Systems; Appliances</b>			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

- |   | <u>Yes</u>               | <u>No</u>                           | <u>Don't Know</u>                   |
|---|--------------------------|-------------------------------------|-------------------------------------|
| <b>4. Plumbing</b>  |                          |                                     |                                     |
| (a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other                                    |                          |                                     |                                     |
| (b) Have you ever had a problem with the quality, supply, or flow of potable water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Do you have a water treatment system?<br>If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Do you have a <input type="checkbox"/> sewer or <input checked="" type="checkbox"/> septic system? If septic system, describe the location of each system: <u>southeast front yard (right side of driveway)</u> |                          |                                     |                                     |
| (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Are there or have there been any defects to the water system, septic system, drain fields or wells?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) Have there been any plumbing leaks since you have owned the Property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (h) Are any polybutylene pipes on the Property?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:<br>_____   |                          |                                     |                                     |

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| <b>5. Roof and Roof-Related Items</b>  |                                     |                                     |                          |
| (a) To your knowledge, is the roof structurally sound and free of leaks?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) The age of the roof is <u>11</u> years OR date installed _____   |                                     |                                     |                          |
| (c) Has the roof ever leaked during your ownership?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?<br>If yes, please explain: _____ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?<br>If yes, please explain: _____                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 6. Pools; Hot Tubs; Spas**  
**Note:** Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.
- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):<br><input checked="" type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none |                          |                                     |                          |
| (b) Has an in-ground pool on the Property been demolished and/or filled?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 7. Sinkholes**  
**Note:** When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.
- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has any insurance claim for sinkhole damage been made?<br>If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain:<br>_____   |                          |                                     |                          |

Seller ([Signature]) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 4  
 SPDR-4x Rev 8/24

8. Homeowners' Association Restrictions; Boundaries; Access Roads

(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)

Yes No Don't Know
[checked] [ ] [ ]

Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.

(b) Are there any proposed changes to any of the restrictions?

[ ] [ ] [checked]

(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?

[ ] [checked] [ ]

(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?

[ ] [checked] [ ]

(e) Are there boundary line disputes or easements affecting the Property?

[ ] [checked] [ ]

(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?

[ ] [checked] [ ]

(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?

[ ] [checked] [ ]

If yes, is there a right of entry? [ ] yes [ ] no

(h) Are access roads [checked] private [ ] public? If private, describe the terms and conditions of the maintenance agreement: Entrance gate maintained by HOA

(i) If any answer to questions 8(a) - 8(g) is yes, please explain: HOA membership required - See HOA Disclosure

9. Environmental

(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.

[ ] [checked] [ ]

(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?

[ ] [checked] [ ]

(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?

[ ] [checked] [ ]

(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?

[ ] [checked] [ ]

(e) If any answer to questions 9(b) - 9(d) is yes, please explain:

10. Governmental, Claims and Litigation

(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?

[ ] [checked] [ ]

(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?

[ ] [checked] [ ]

(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?

[ ] [checked] [ ]

(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?

[ ] [checked] [ ]

(e) Have you ever had any claims filed against your homeowner's Insurance policy?

[ ] [checked] [ ]

- (f) Are there any zoning violations or nonconforming uses?
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property?
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?
- (j) Are any improvements located below the base flood elevation?
- (k) Have any improvements been constructed in violation of applicable local flood guidelines?
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?
- (m) Are there any active permits on the Property that have not been closed by a final inspection?
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_
- (p) Is the Property located in a historic district?
- (q) Is the Seller aware of any restrictions as a result of being located in a historic district?
- (r) Are there any active or pending applications or permits with a governing body over the historic district?
- (s) Are there any violations of the rules applying to properties in a historic district?
- (t) If the answer to 10(q) – 10(s) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?     
If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12.  (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and agrees that Seller will promptly notify Buyer in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: David A. Filippucci / DAVID A FILIPUCCI Date: 4-20-2026  
(signature) (print)

Seller: Julia A. Filippucci / JULIA A FILIPUCCI Date: 4-20-2026  
(signature) (print)

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Seller David A. Filippucci and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 4  
 SPDR-4x Rev. 6/25

**Flood Disclosure**

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, DAVID A FILIPUCCI JULIA A FILIPUCCI, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 4920 STAFFORD DR MELBOURNE FL 32934

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller  has  has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller  has  has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller  has  has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
  - a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c. Sustained periods of standing water resulting from rainfall.

Seller: *D. A. Filipucci*  
 Seller: *Julia A. Filipucci*

Date: 4-20-2026  
 Date: 4-20-2026

Copy provided to Buyer on \_\_\_\_\_ by  email  facsimile  mail  personal delivery.

# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

DAVID A FILIPUCCI JULIA A FILIPUCCI (SELLER)  
and \_\_\_\_\_ (BUYER)  
concerning the Property described as 4920 STAFFORD DR MELBOURNE FL 32934

Buyer's Initials \_\_\_\_\_

Seller's Initials DAF JAF

## B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

### PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For WOODSHIRE PRESERVE  
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("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 \$ 262 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 \$ 0 PER N/A.
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.

\_\_\_\_\_  
DATE BUYER

\_\_\_\_\_  
DATE BUYER

**B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)**

**PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE):  is  is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ 262 per Quarter for \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE):  Buyer  Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Contact Person Sharlene Spector Contact Person \_\_\_\_\_  
Phone 321-999-8330 Phone \_\_\_\_\_  
Email SHSPECTOR@CLELANDMANAGEMENT.CO Email \_\_\_\_\_

Additional contact information can be found on the Association's website, which is:  
www. \_\_\_\_\_



**HOA Information**

Required Information for Prospective Buyers

**Property Information**

Address: 4920 STAFFORD DR MELBOURNE FL 32934

**HOA Information**

Property Management Company: <i>Leland Mgmt.</i>	Property Management Website: <i>www.LelandManagement.com</i>	
Contact Name: <i>Sharlene Spector</i>	Contact Phone Number: <i>321-999-8330</i>	Contact Email: <i>shspector@lelandmanagement.com</i>
Community/Association Website: <i>lakes, preserve areas</i>	HOA Fees   Frequency: <i>#262/qtr.</i>	What does the Association Fee Include? <i>entrance gates maintenance of lakes, streets, common areas</i>
Community Amenities: <i>www.LelandManagement.com/community-portal</i>		55+ Community: Yes <input checked="" type="radio"/> No
Pending Assessments: Yes <input checked="" type="radio"/> No	If Yes, Explain and Provide the Assessment Amount:	

**Buyer Information**

Buyer Approval: Yes <input type="radio"/> No <input checked="" type="radio"/> **If Yes, Please Provide the Form**	Buyer Approval Fee Amt: <i>N/A</i>	Buyer Approval Acceptance Period: <i>N/A</i>
First Right of Refusal: Yes <input type="radio"/> No <input checked="" type="radio"/> **If Yes, Please Provide the Form**	First Right of Refusal Fee Amt:	First Right of Refusal Acceptance Period:

**Rental Restrictions**

Rentals Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	Tenant Approval: Yes <input type="radio"/> No <input checked="" type="radio"/> **If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 <sup>st</sup> Year: Yes <input checked="" type="radio"/> No <input type="radio"/>	Rental Period Minimum:	Additional Info:

**Misc Restrictions**

Pet Restrictions: Yes <input checked="" type="radio"/> No <input type="radio"/> <i>w/restrictions</i>	Total # of Pets Allowed: <i>no restriction</i>	Weight Limit: <i>none</i>	Type of Pets Allowed: <i>domestic only</i>
In-Ground Pool Installs Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	RV/Boat Parking Allowed: Yes <input type="radio"/> No <input checked="" type="radio"/>	Fencing Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/> <i>w/restrictions</i>	Truck Parking Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/> <i>w/restrictions</i>
For Sale Signs Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	Explain Special Sign Requirements: <i>ARC approval required</i>	For Condo's, Specific Location for Lockbox Placement: <i>NA</i>	

**Required Documentation – The Agent Must Receive the Following Documentation within 72 hours of the Signed Listing Agreement**

Email the Following Documents Directly to Your Agent OR to Listings@CarpenterKessel.com:

- Declarations
- Rules & Regulations
- By Laws
- Amendments
- Financial Documents Including Budget & Reserves (Condos Only) *NA*
- Meeting Minutes - Last Three Meetings (Condos Only) *NA*

Seller 1 Signature: *[Signature]* Date: *4-20-2026*  
 Seller 2 Signature: *[Signature]* Date: *4-20-2026*

## **4920 Stafford Drive**

### **Property Features & Highlights**

#### **Exterior, Lot & Construction**

- Secure, well-established neighborhood
- Impact-rated windows and doors throughout
- PGT Low-E windows for efficiency
- Tile flooring across main living areas
- Covered and screened lanai
- Cool deck with ceiling fans
- Pool with waterfall feature
- Preserve-backed setting with lush palm landscaping
- Expanded driveway for additional parking
- Energy-efficient, eco-smart construction with superior insulation

#### **Entry & First Impressions**

- Formal living room
- Formal dining room with accent walls
- Arched architectural openings

#### **Main Living Space**

- Spacious great room layout
- Kitchen and casual dining area integrated into living space
- Tray ceilings enhancing volume and light

#### **Kitchen Features**

- Granite countertops
- Raised island with bar seating
- Built-in desk/workstation
- Closet pantry
- Wall oven
- Cooktop with vented hood

#### **Guest Accommodations**

##### **West Wing**

- Two guest bedrooms

- Shared bathroom with Italian tile finishes

### **East Wing**

- Third guest bedroom with carpet

### **Primary Suite Retreat**

- Spacious bedroom with sitting area
- Tray ceilings
- Plantation shutters
- Two walk-in closets
- Carpeted flooring

### **Primary Bathroom**

- Freestanding soaking tub
- Dual vanities with seating space
- Double-entry walk-in shower
- Private water closet

### **Additional Spaces & Functionality**

- Full laundry room with sink and built-in cabinetry
- Oversized 3-car garage
- Hybrid hot water tank

### **Outdoor Living & Pool Bath**

- Dedicated pool bathroom with shower
- Seamless indoor-outdoor flow to lanai and pool area


**CARPENTER | KESSEL**  
 HOMESELLING TEAM  
**PERSONAL PROPERTY INVENTORY**

Seller 1: David A Filippucci	Seller 2: Julia A Filippucci
Property Address: 4920 STAFFORD DR MELBOURNE FL 32934	

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

**YES = It's on the property and WILL CONVEY | NO = It's on the property and WILL NOT convey | N/A = It's NOT ON THE PROPERTY and doesn't apply**

Item	Yes	No	N/A
Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <u>OR</u>	<input checked="" type="checkbox"/>		
Wall Oven(s): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <u>AND</u>	<input checked="" type="checkbox"/>		
Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
Refrigerator with Freezer	<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Water Softener   Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			<input checked="" type="checkbox"/>
Bar Refrigerator			<input checked="" type="checkbox"/>
Separate Refrigerator   Freezer   Stand Alone Ice Maker		<input checked="" type="checkbox"/>	
Wine Cooler			<input checked="" type="checkbox"/>
Compactor			<input checked="" type="checkbox"/>
Washer		<input checked="" type="checkbox"/>	
Dryer: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas		<input checked="" type="checkbox"/>	
Chandelier/Hanging Lamp Qty <u>6</u>	<input checked="" type="checkbox"/>		
Ceiling   Paddle Fan Qty <u>7</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty <u>    </u>			<input checked="" type="checkbox"/>
Draperies: Qty <u>    </u> Rods: Qty <u>    </u>	<input checked="" type="checkbox"/>		
Plantation Shutters Qty <u>    </u>	<input checked="" type="checkbox"/>		
Shades   Blinds: Qty <u>    </u>			<input checked="" type="checkbox"/>
Mirrors   Location: <u>All baths</u>	<input checked="" type="checkbox"/>		
Fireplace(s) Qty <u>    </u> <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			<input checked="" type="checkbox"/>
Boat Lift: Weight <u>    </u>			
Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			<input checked="" type="checkbox"/>
Appliances Leased			
Describe:			<input checked="" type="checkbox"/>
Pool Table   Game Table			<input checked="" type="checkbox"/>

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> <input type="checkbox"/> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>		
Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			<input checked="" type="checkbox"/>
Storm Shutters   Panels: <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both			<input checked="" type="checkbox"/>
Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			<input checked="" type="checkbox"/>
Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			<input checked="" type="checkbox"/>
Central Vac System   Equip + Accessories			<input checked="" type="checkbox"/>
Security Gate Remotes(s): Qty <u>2</u>	<input checked="" type="checkbox"/>		
Window/Door Screen(s): Qty <u>    </u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty <u>2</u>	<input checked="" type="checkbox"/>		
Smart Doorbell		<input checked="" type="checkbox"/>	
Smart Thermostat(s) Qty <u>    </u>	<input checked="" type="checkbox"/>		
Summer Kitchen Grill			<input checked="" type="checkbox"/>
Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine	<input checked="" type="checkbox"/>		
Pool Heater: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>		
Hot Tub   Heated: Yes No			<input checked="" type="checkbox"/>
Spa:			<input checked="" type="checkbox"/>
Pool Cleaning Equipment			<input checked="" type="checkbox"/>
Pool - Child Fence   Barrier			<input checked="" type="checkbox"/>
Storage Shed			<input checked="" type="checkbox"/>
Potted Plants   Lawn Ornaments   Fountains			<input checked="" type="checkbox"/>
Intercom			<input checked="" type="checkbox"/>
TV's: Qty <u>    </u> TV Mounts: Qty <u>    </u>		<input checked="" type="checkbox"/>	
Security System: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
Cameras: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/>		
Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/>
Satellite Dish   TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned			<input checked="" type="checkbox"/>
Other   Notes:			

Seller 1: D.A. Filippucci Date: 7-20-2026  
 Seller 2: Julia A. Filippucci Date: 4-20-2026

Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



FREQUENTLY ASKED QUESTIONS  
Important Information for Prospective Buyers

Property Information

Address: 4920 STAFFORD DR MELBOURNE FL 32934		
Home Warranty: Yes <input checked="" type="radio"/> No	If yes, Company   Number:	
Lawn Service   Number: \$140/m Manases 321-458-7326	Pool Company   Number: \$120/month Wright Way Pool Service 321-914-7133	
Pest Company   Number: HomeTeam Pest Control 321-409-8489	Termite Company   Number: NA	Transferable Bond: Yes <input checked="" type="radio"/> No

Utility Information

Trash Pick-Up Days	Trash: T, F	Yard: F	Recycle: W
Approximate Utility Cost Per Month	Electric: 170.25	Gas: N/A	Water: 40.17
Heat Source: Electric	Gas:	City Reclaimed	
Water Source: City Water <input checked="" type="radio"/> Well <input checked="" type="radio"/>	Sprinkler System Runs On: Well <input checked="" type="radio"/>		
Plumbing Source: Sewer <input checked="" type="radio"/> Septic <input checked="" type="radio"/>	Septic Location: Southeast Front Yard (right side of driveway)		

Property Specifics

Roof Age: 11 yrs.	Heating & A/C System Age: 11 yrs.	Water Heater Age: 11 yrs.
Water Level at Dock: NA	Waterfront Footage: NA	Age of Seawall: NA
Type of Flooring: Carpet, Tile	Type of Countertops: Granite	
Type of Fencing: NA	Plumbing Pipe Type: —	Windows/Door Type: (impact, soundproof, etc.) Low-E windows
Property Features   Updates   Year: Electric Heat Pump (Pool) 2018 House Painted - Exterior 2025		

Are You Providing a Copy of:

Wind Mitigation: Yes <input checked="" type="radio"/> No	Four-Point Inspection: Yes No	Survey: Yes <input checked="" type="radio"/> No
Insurance Declaration Page: Yes <input checked="" type="radio"/> No	Approximate Insurance Cost Per Year: \$3713.31   Flood optional - \$463	

Seller 1 Signature: J. C. Feliciano Date: 4-20-2026  
 Seller 2 Signature: Julia A. Feliciano Date: 4-20-2026



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

**Property Defects**

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

*Intermittent pool light. Repair pending.  
Pool salt cell replacement (scheduled for April-24, 2026)*

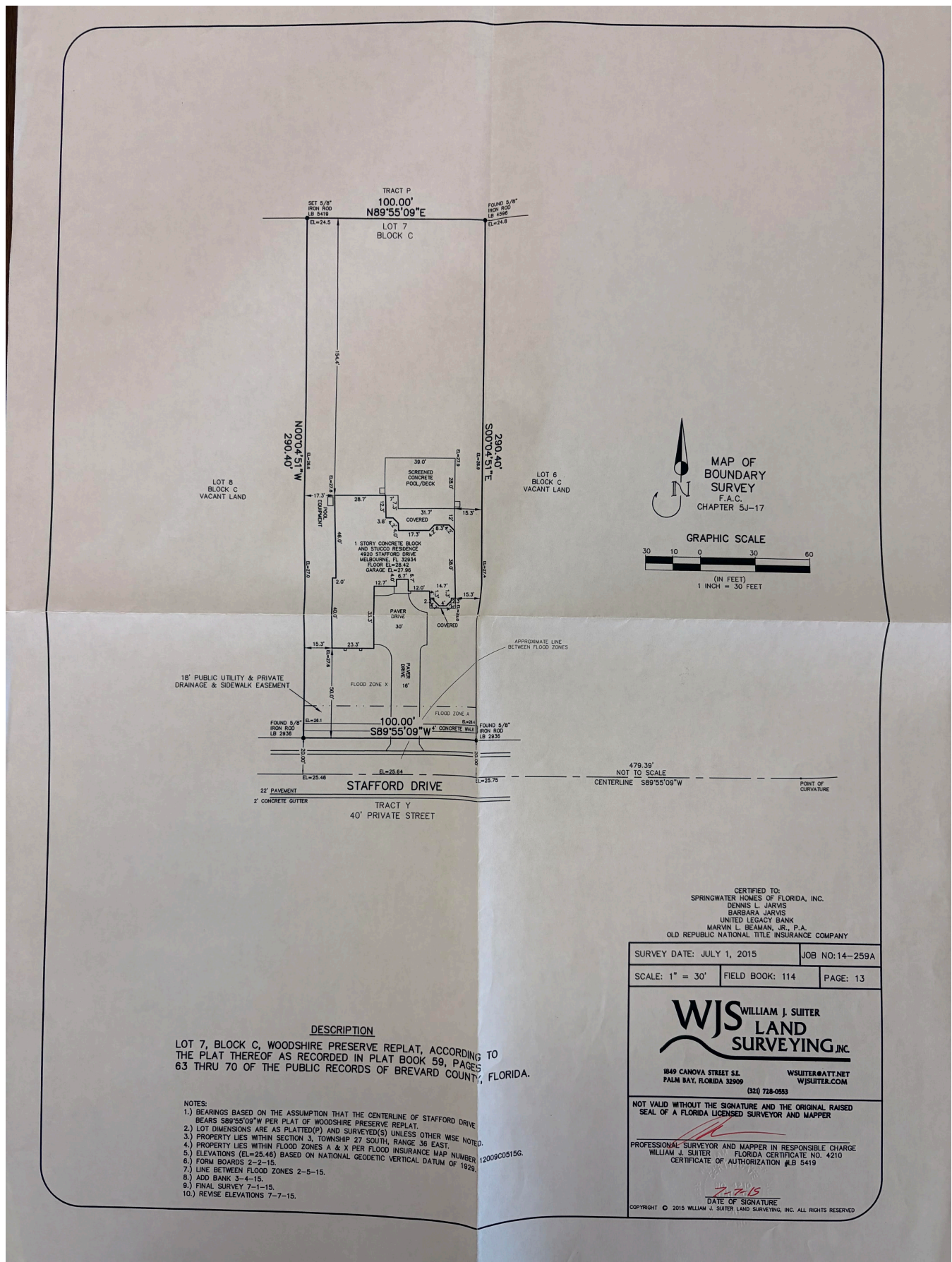
Seller 1 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



4/20/26, 4:10 PM

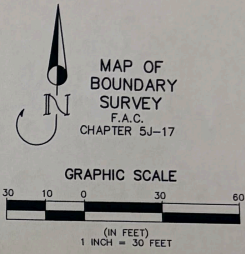
IMG\_1442.jpeg



18' PUBLIC UTILITY & PRIVATE DRAINAGE & SIDEWALK EASEMENT

**DESCRIPTION**  
 LOT 7, BLOCK C, WOODSHIRE PRESERVE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 63 THRU 70 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- NOTES:**
- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE CENTERLINE OF STAFFORD DRIVE BEARS S89°55'09"W PER PLAT OF WOODSHIRE PRESERVE REPLAT.
  - 2.) LOT DIMENSIONS ARE AS PLATTED(P) AND SURVEYED(S) UNLESS OTHERWISE NOTED.
  - 3.) PROPERTY LIES WITHIN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 36 EAST.
  - 4.) PROPERTY LIES WITHIN FLOOD ZONES A & X PER FLOOD INSURANCE MAP NUMBER 2209C00515G.
  - 5.) ELEVATIONS (EL=25.46) BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - 6.) FORM BOARDS 2-2-15.
  - 7.) LINE BETWEEN FLOOD ZONES 2-5-15.
  - 8.) ADD BANK 3-4-15.
  - 9.) FINAL SURVEY 7-1-15.
  - 10.) REVISE ELEVATIONS 7-7-15.



478.39'  
 NOT TO SCALE  
 CENTERLINE S89°55'09"W POINT OF CURVATURE

CERTIFIED TO:  
 SPRINGWATER HOMES OF FLORIDA, INC.  
 DENNIS L. JARVIS  
 BARBARA JARVIS  
 UNITED LEGACY BANK  
 MARVIN L. BEAMAN, JR., P.A.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEY DATE: JULY 1, 2015	JOB NO: 14-259A
SCALE: 1" = 30'	PAGE: 13

**WJS** WILLIAM J. SUITER  
**LAND SURVEYING, INC.**

1849 CANOVA STREET S.E. WJSUITER@ATT.NET  
 PALM BAY, FLORIDA 32909 WJSUITER.COM  
 (321) 728-0553

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE  
 WILLIAM J. SUITER FLORIDA CERTIFICATE NO. 4210  
 CERTIFICATE OF AUTHORIZATION #LB 5419

DATE OF SIGNATURE  
 COPYRIGHT © 2015 WILLIAM J. SUITER, LAND SURVEYING, INC. ALL RIGHTS RESERVED