

# Buyer Info Packet

570 Martello Way Melbourne FL, 32901

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# COMPASS

## **Seller's Property Disclosure Waiver** for Exclusive Right of Sale Listing Agreements

**Property Address:** 570 Martello Way Melbourne FL, 32901

**Listing Date:** 01/05/2026

**Seller Name(s):** Jayson Workman

**Compass Agent Name:** Lindsey Whitney

**Option 1:**

The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

**Option 2:**

The Seller(s) above hereby elect not to execute a Seller Property Disclosure for the above-referenced property and thereby understand and agree that they release Compass Florida, LLC from any and all disputes, claims or causes of action arising out of or relating to their election not to execute the same.

Jayson Workman January 18, 2026  
Seller Signature Date

Lindsey Whitney January 19, 2026  
Listing Agent Signature Date

Jayson January 18, 2026  
Seller Signature Date

## 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, Jayson Workman & Melissa A. Pena, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 570 Martello Way, Melbourne, FL 32901

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: Jayson Workman

Jayson Workman

Date: 01/10/2026

Seller: Melissa A. Pena

Melissa A. Pena

Date: 01/10/2026

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

COMPASS

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:

*Jayson Workman & Melissa A. Pena*

(SELLER)

and \_\_\_\_\_ (BUYER)

concerning the Property described as *570 Martello Way, Melbourne, FL 32901*

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

*Seller's Initials* JW \_\_\_\_\_

*MAP* \_\_\_\_\_

### 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 *ALAMANDA KEY PHASE I*

(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 \$ \_\_\_\_\_ PER \_\_\_\_\_. 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.

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:

\$ \_\_\_\_\_ 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:**

Vesta Property Management

Contact Person Dana Weatherman

Phone (321) 241-4946

Email dweatherman@vestapropertyservices.com

Contact Person \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Additional contact information can be found on the Association's website, which is:**

www. http://www.vestapropertyservices.com/



### HOA Information

#### Required Information for Prospective Buyers

#### Property Information

Address:

570 Martella Way Melbourne FL, 32901

#### HOA Information

Property Management Company: Vesta Property Services		Property Management Website: <a href="http://www.vestapropertyservices.com/">http://www.vestapropertyservices.com/</a>	
Contact Name: Dana Weatherman		Contact Phone Number: (321) 241-4946	Contact Email: dweatherman@vestapropertyservices.com
Community/Association Website: <a href="https://engage.gounenumerate.com/s/alamandakey/">https://engage.gounenumerate.com/s/alamandakey/</a>		HOA Fees   Frequency: \$850 / Quarterly	What does the Association Fee Include? Lawn Landscaping, Maintenance Grounds, Amenities
Community Amenities: Clubhouse, Fitness Center, Tennis Courts, Heated Pool, Pickleball			55+ Community: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Pending Assessments: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, Explain and Provide the Assessment Amount:	

#### Buyer Information

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

#### Rental Restrictions

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

#### Misc Restrictions

Pet Restrictions: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total # of Pets Allowed: 3	Weight Limit:	Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	RV/Boat Parking Allowed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fencing Allowed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Truck Parking Allowed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
For Sale Signs Allowed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Explain Special Sign Requirements: For Condo's, Specific Location for Lockbox Placement:		

#### 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](mailto:Listings@CarpenterKessel.com):Declarations Rules & Regulations By Laws Amendments 

Financial Documents Including Budget &amp; Reserves (Condos Only)

Meeting Minutes - Last Three Meetings (Condos Only)

Seller 1 Signature: Jayson Weatherman Date: January 18, 2026Seller 2 Signature: Amber Date: January 18, 2026



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.