

DISCLOSURE SUMMARY
FOR
THE PRESERVE AT LAKE THOMAS SUBDIVISION
2025

www.preserveatlakethomas.com

RE: State Statute 720.401

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION, SPECIFICALLY THE PRESERVE AT LAKE THOMAS HOMEOWNERS ASSOCIATION, INC.
2. THERE HAVE BEEN RECORDED RESTRICTIVE 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. THE YR 2025 ASSESSMENT IS \$ 1680 ANNUALLY. MONTHLY PAYMENTS OF \$140 PER MONTH. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENT MAY BE SUBJECT TO CHANGE.
4. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY AND SUBSEQUENT FORECLOSURE.
5. 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.
6. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN PASCO COUNTY OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE ASSOCIATION MANAGER, WISE PROPERTY MANAGEMENT, 813-968-5665

DATE:

PURCHASER:

01/16/25