

DISCLOSURE SUMMARY
FOR
STEINHATCHEE SHORES

1. AS A PURCHASER OF PROPERTY IN STEINHATCHEE SHORES, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.

2. THERE HAVE BEEN OR WILL BE 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. IF APPLICABLE, THE CURRENT AMOUNT PER LOT IS \$829.79 PER YEAR. NO SPECIAL ASSESSMENTS HAVE BEEN IMPOSED BY THE ASSOCIATION AT THIS TIME, AND NONE ARE PENDING.

4. YOU MAY BE OBLIGATED IN THE FUTURE TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

5. YOUR FAILURE TO PAY FUTURE SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

6. THERE IS NOT 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. AS A PURCHASER OF PROPERTY IN STEINHATCHEE SHORES, YOU WILL ALSO BE REQUIRED TO OBTAIN A BOAT SLIP FROM, AND BE A MEMBER OF THE DOCKS AT STEINHATCHEE SHORES. A SEPARATE DISCLOSURE SUMMARY ADDRESSES THE DOCKS AT STEINHATCHEE SHORES.

9. 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.

10. THESE DOCUMENTS WILL BE MATTERS OF PUBLIC RECORD AND AT WHICH TIME THEY CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED. PRIOR TO RECORDING, THEY CAN BE OBTAINED FROM THE OWNER/DEVELOPER, STEINHATCHEE SHORES, LLC, AND COPIES WILL BE PRESENTED TO PROSPECTIVE BUYERS FOR REVIEW AT OR PRIOR TO THE TIME OF CONTRACT SIGNING.

DATE: _____

PURCHASER: _____ (Entity Name)

By: _____ (Signature)

Its: _____ (Title)