

Addendum to Contract for Residential Sale and Purchase



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

LYNTON O PLUMMER ("Seller")

and ("Buyer")

concerning the Property described as 1932 WINDBROOK DR SE PALM BAY FL 32909
SUMMERFIELD AT BAYSIDE LAKES, PHASE 1 LOT 64

() () - () () **J. Homeowners' Association:** The Property is located in a community with a
☐ voluntary ☐ mandatory (see the Disclosure Summary below) homeowners' association ("Association"). **Seller's**
warranty under Paragraph 8 of this Contract, risk of loss under Paragraph 9 of this Contract, or As Is with Right to
Inspect Addendum (if applicable) extend only to the Property and does not extend to common areas or facilities
described below.

Notice: Association documents may be obtained from the county record office or, if not a public record, from the
developer or Association manager. The Property may be subject to recorded restrictive covenants governing the use
and occupancy of properties in the community and may be subject to special assessments.

1. Association Approval: If the Association documents give the Association the right to approve **Buyer** as a
purchaser, this Contract is contingent on such approval by the Association. **Buyer** will apply for approval within
_____ days (5 days if left blank) after Effective Date and use diligent effort to obtain approval, including making
personal appearances and paying related fees if required. **Seller** and **Buyer** will sign and deliver any documents
required by the Association to complete the transfer. If **Buyer** is not approved, this Contract will terminate; and
Buyer's deposit(s) will be refunded unless this Contract provides otherwise.

2. Right of First Refusal: If the Association has a right of first refusal to buy the Property, this Contract is contingent
on the Association deciding not to exercise such right. **Seller** will, within 3 days after receipt of the Association's
decision, give **Buyer** written notice of the decision. If the Association exercises its right of first refusal, this Contract
will terminate, **Buyer's** deposit(s) will be refunded unless this Contract provides otherwise, and **Seller** will pay
broker's full commission at Closing in recognition that broker procured the sale.

3. Fees: **Buyer** will pay any application, transfer, and initial membership fees charged by the Association. **Seller** will
pay all fines imposed against the Property as of Closing and any fees the Association charges to provide information
about its fees or the Property and will bring maintenance and similar periodic fees and rents on any recreational
areas current as of Closing. If, after Effective Date, the Association imposes a special or other assessment for
improvements, work, or services, **Seller** will pay all amounts due before Closing and **Buyer** will pay all amounts
due on or after Closing. If special assessments may be paid in installments ☐ **Seller** ☐ **Buyer** (**Buyer** if left blank)
will pay installments due after Closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at
Closing. **Seller** represents that he/she is not aware of any pending special or other assessment that has been levied
by the Association, except as follows: _____

Seller represents that he/she is not aware of any pending special or other assessment that has been an item on
the agenda or reported in the minutes of the Association within 12 months before Effective Date ("Pending"),
except as follows: _____

If special or other assessments, levied or Pending, exist as of Effective Date and have not been disclosed above
by **Seller**, then **Seller** will pay such assessments in full before or at Closing.

The following dues, maintenance, and/or fees are currently charged by the Association:

\$ 611.00 per Year to Artemis Lifestyles

\$ per to

\$ per to

(See Continuation)

