Authentisign ID: 08708E2C-86D4-F111-BF5B-000D3A4FF82A

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

FloridaRealtors®

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:

Jade Vacation Rentals LLC (SELLER)

and _____ (BUYER)

concerning the Property described as 4100 Oaktree DAVENPORT FL 33837

Buyer's Initials _____ _____ ***Seller's Initials*** DL JC DS AF

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 Oakmont Ph 01/Solterra
(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 $875.00 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 $_____ 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

CR-7 Rev. 10/21 © 2021 Florida Realtors® and The Florida Bar. All rights reserved.

This software is licensed to [Jenn Manzella - FLORIDA REALTY MARKETPLACE] www.transactiondesk.com. TRANSACTIONS TransactionDesk Edition

Authentisign ID: 08708E2C-86D4-F111-BF5B-000D3A4FF82A

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:
   $ 250.00 per One Time for Capital Contribution Fee to Solterra Resort HOA
   $ 200.00 per One Time for HOA Transfer Fee to Artemis Lifestyle Services
   $_____ 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:

Artemis Lifestyles	
Contact Person Joe Bullins	**Contact Person** _____
Phone 407-705-2190 Ext618	**Phone** _____
Email Jbullins@artemislifestyles.com	**Email** _____

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

CR-7 Rev. 10/21 © 2021 Florida Realtors® and The Florida Bar. All rights reserved.

This software is licensed to [Jenn Manzella - FLORIDA REALTY MARKETPLACE] www.transactiondesk.com. TRANSACTIONS TransactionDesk Edition

Authentisign ID: 0B708E2C-86D4-F111-BF5B-000D3A4FF82A

FloridaRealtors®

Community Development District Addendum

The following disclosure is to be given for the **initial sale of a parcel of real property** or the **initial sale of a residential unit** after the establishment of a Community Development District (CDD) under Florida Statutes Ch. 190 and is not required to be given in any subsequent sales. For information regarding CDD taxes and/or assessments, please contact your tax collector's office.

The following provisions are made part of the Contract for Sale and Purchase or Residential Sale and Purchase Contract

or Vacant Land Contract between Jade Vacation Rentals LLC (Seller)

and _____ (Buyer)

concerning the Property located at 4100 Oaktree DAVENPORT FL 33837.

THE Solterra Resort COMMUNITY DEVELOPMENT DISTRICT
(NAME OF DISTRICT)
("DISTRICT") MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

10/30/2026	Authentisign Diane Loehr Authentisign Jason Loehr		
Date	Seller Diane Loehr Jason Loehr	Date	Buyer
10/30/26	Authentisign Authentisign Amanda Fessehazion		
Date	Seller David Fessehazion Amanda Fessehazion	Date	Buyer

Seller represents that the current CDD taxes/assessments are:

$ 4,312.00 per Year to SOLTERRA RESORT CDD- paid with your annual taxes.

$ _____ per _____ to _____.

Buyer is responsible for all assessments or charges from the District described above, including any outstanding capital assessments, but not including any annual assessments or charges for any years prior to the year of closing which shall be paid by Seller at or before closing. The annual assessments and charges and the capital assessment for the year of closing shall be pro-rated in the same manner as property taxes as set forth in the Contract.

This addendum amends the above-referenced Contract between Seller and Buyer. All other non-conflicting provisions of that agreement remain in full force and effect.

©2018 Florida Realtors®

This software is licensed to [Jenn Manzella - FLORIDA REALTY MARKETPLACE] www.transactiondesk.com. InstanetFORMS

Authentisign ID: 0B6708E2C-86D4-F111-BF5B-000D3A4FF82A

Florida Realty Marketplace
Residential·Commercial·Real Estate

Seller's Real Property Disclosure Statement

SELLER NAME(S): Jade Vacation Rentals LLC
SELLER HAS ☐ HAS NOT ☒ OCCUPIED THE PROPERTY
DATE SELLER PURCHASED PROPERTY? 5/2023
IS THE PROPERTY CURRENTLY LEASED? NO ☒ YES ☐ TERMINATION OF LEASE DATE: _____
GENERAL INFORMATION ABOUT THE PROPERTY:
PROPERTY ADDRESS: 4100 Oaktree Dr Davenport, FL 33837
LEGAL DESCRIPTION: OAKMONT PHASE 1 PB 148 PG 16-30 LOT 78

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based upon Seller's knowledge of the property condition. This disclosure is not intended to be part of any contract for sale and purchase All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

Seller (JCK) (DL) Listing Agent has informed Seller of the Seller's obligation to disclose any and all known material facts that affect the value of the real property located at the above address
(JC) (AF)

Seller makes the following statement:

◉ ☐ **Seller has no knowledge and/or no reports pertaining to material facts that affect the value of the real property located at the above address.**

☐ **Seller makes the following statement(s) regarding material facts that affect the value of the real property located at the above address.**

These statements are made by the Seller of his/her free will.

N/A

Authentisign ID: 0B6708EC-86D4-F111-BF5B-000D3A4FF82A

Seller's Real Property Disclosure Statement (Con't)

Property Address: 4100 Oaktree Dr Davenport, FL 33837

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way since the date of Seller's signature and/or during the term of the pending purchase by the Buyer.

Seller #1	Diane Loehr Jason Loehr **Signature**	Diane Loehr Jason Loehr Print Name	10/30/26 Date
Seller #2	 **Signature**	David Fessehazion Amanda Fessehazion Print Name	10/30/26 Date

Amanda Fessehazion

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure statement is not a warranty or guaranty of any kind. The information contained in the disclosure statement is limited to the information to which the Seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer #1	 **Signature**	 Print Name	 Date
Buyer #2	 **Signature**	 Print Name	 Date

Authentisign ID: 0B708E2C-86D4-F111-BF5B-000D3A4FF82A

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, Jade Vacation Rentals LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4100 Oaktree

DAVENPORT FL 33837.

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: Diane Loehr Diane Loehr Jason Loehr Jason Loehr Date: 10/30/2026

Seller: David Fessehazion Amanda Fessehazion Date: 10/31/26

Copy provided to Buyer on _____ by ☒ email ☐ facsimile ☐ mail ☐ personal delivery.

© 2025 Florida Association of Realtors®

This software is licensed to [Jenn Manzella - FLORIDA REALTY MARKETPLACE] www.transactiondesk.com.