Authentisign ID: 9DB5B521-64DD-F111-91F2-0022482B51B6
Authentisign ID: AAA6C7F1-5BDC-F111-91F2-0022482B51B6

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 **Fredric M Epstein, Jared Epstein** (Seller)

and _____ (Buyer)

concerning the Property located at **802 Fern Leaf Drive Ruskin, FL 33570**.

THE **Bahia Lakes** 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.

11/9/26 _____ _____ _____
Date Seller Date Buyer
Fredric M Epstein

11/11/26 Authentisign Jared Epstein _____ _____
Date Seller Date Buyer
Jared Epstein

Seller represents that the current CDD taxes/assessments are:

$ 1,395.14 per year to Bahia Lakes included in 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.

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