

FAIRVIEW PROPERTY OWNERS ASSOCIATION, INC.

DISCLOSURE SUMMARY

1. As a purchaser of property in the Fairview Community, you will be obligated to be a member of the Property Owners Association.
2. There have been record restrictive covenants governing the use and occupancy of properties in the Fairview Community.
3. You will be obligated to pay quarterly assessments to the Association which assessments are subject to periodic change.
4. Your failure to pay these assessments could result in a lien on your property.
5. This is not an obligation to pay rent or land use fees for recreational facilities as an obligation of membership in the Fairview POA. However, you must become a member of the Sun City Center Community Association and be subject to their fees and regulations for the Sun City Center Community Association, Inc. recreational facilities.
6. The Restrictive Covenants cannot be amended without the approval of 70% of the Fairview POA membership.
7. The statements contained in this Disclosure are only a summary in nature, and, as a prospective purchaser, you should refer to the Declaration of Covenants and the Association governing documents.

Purchaser: _____ Date _____

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