

FIDDLER'S CREEK FOUNDATION
DISCLOSURE SUMMARY

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF FIDDLER'S CREEK FOUNDATION, INC. (THE "FOUNDATION").
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 FOUNDATION. ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE. THE AMOUNTS OF THE CAPITAL ACQUISITION ASSESSMENT, CAPITAL RESERVE ASSESSMENT, ANNUAL ASSESSMENT AND TELECOMMUNICATIONS SERVICE ASSESSMENT CURRENTLY ARE:

CAPITAL ACQUISITION ASSESSMENT	\$ <u>15,000.00</u>	(ONE TIME)
CAPITAL RESERVE ASSESSMENT	\$ <u>1,500.00</u>	(ONE TIME)
ANNUAL ASSESSMENT		(SEE NOTE 6 BELOW)
TELECOMMUNICATIONS SERVICES ASSESMENT	\$ <u>312.39</u>	(PER QUARTER)

YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE FOUNDATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. THE CURRENT AMOUNT IS \$N/A PER N/A.

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 HOMEOWNER'S ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE FOUNDATION. EACH MEMBER OF THE FOUNDATION MUST PAY SOCIAL MEMBERSHIP ASSESSMENTS AS A SOCIAL MEMBER OF THE FOUNDATION, AND MUST ALSO PAY ADDITIONAL ASSESSMENTS IF A MEMBER ELECTS TO ACQUIRE SPECIFIC TENNIS OR FITNESS PRIVILEGES, AS FOLLOWS:

SOCIAL MEMBERSHIP ASSESSMENT	\$ <u>705.00</u>	(PER QUARTER)
PRIORITY TENNIS PRIVILEGES	\$ <u>835.00</u>	(PER YEAR)

MEMBERS OF THE ASSOCIATION WILL ALSO PAY CERTAIN USE FEES AND CHARGES FOR USE OF THE RECREATIONAL PROPERTY, INCLUDING (WITHOUT LIMITATION) COURT FEES (FOR SOCIAL MEMBERS), USE FEES FOR FITNESS PROGRAM / AEROBIC PRIVILEGES, AND FOOD AND BEVERAGE CHARGES. THE CURRENT AMOUNTS OF THESE USE FEES AND CHARGES ARE SET FORTH ON A SEPARATE SCHEDULE OF ASSESSMENTS AND CHARGES, THE RECEIPT OF WHICH IS ACKNOWLEDGED BY THE UNDERSIGNED PURCHASER.

7. THE RESTRICTIVE COVENANTS CAN BE AMENDED WITHOUT THE APPROVAL OF THE FOUNDATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS WHILE THE DEVELOPER / DECLARANT IS THE OWNER OF THE PROPERTY IN THIS COMMUNITY.
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 FOUNDATION GOVERNING DOCUMENTS BEFORE PURCHASING THIS PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN COLLIER COUNTY, FLORIDA WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.