

# Comprehensive Rider to the Residential Contract For Sale And Purchase

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



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:

MARY LYNN HAMMER (SELLER) and (BUYER) concerning the Property described as 8984 WADE ST. WEEKI WACHEE, FLORIDA 34613 (HERNANDO COUNTY)

Buyer's Initials Seller's Initials MLH

## 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 GLEN LAKES PHASE 1 UNIT 4-F LOT 978 (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 \$ PER . 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 \$ 987.10 PER QUARTERLY
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

**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:

\$2,000.00 per ONE TIME for INITIATION FEE to FOR SOCIAL MEMBERSHIP  
\$ \$ 166.17 + \$53.00 per MONTH for FOR ALL RESIDENTS to INCLUDES CABLE T V & HIGH SPEED INTERNET  
\$ \$155.00 + TAX per MONTH for MANDATORY SOCIAL to MEMBERSHIP +  
\$ 100.00 per MONTH for FOOD & BEVEAGE MIIN. 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:**

F S RESIDENTIAL

Contact Person ERIN GILMORE

Phone 352-596-6351

Email ERIN.GILMORE@FSRESIDENTIAL

Contact Person \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Additional contact information can be found on the Association's website, which is:**

www. \_\_\_\_\_

Maintenance: 366.  
Cable: 158.58  
Master Assessment: 462.52

No irrigation on this property. But this one is mandatory for the club.

Have a great weekend



**ERIN GILMORE**  
Property Manager  
Direct 3525966351

ML

987<sup>10</sup>

**From:** Roseann Latoria, PA <roseannlatoria@gmail.com>  
**Sent:** Thursday, May 7, 2026 9:51 PM  
**To:** Erin Gilmore <Erin.Gilmore@fsresidential.com>  
**Subject:** Re: 10081 Georgetown Ct-

[Quoted text hidden]

WADE

987<sup>10</sup>



# Glen Lakes

Effective Date: January 1, 2026

## COMPULSORY MONTHLY FEES (ALL RESIDENTS)

MASTER HOMEOWNERS ASSOCIATION DUES \$154.17  
(Covers security, street lighting, common areas and roads, etc.)

*MAY 1ST + 12.00 INCREASE*

AND

CABLE SPECTRUM TV SELECT & HIGH SPEED INTERNET \$53.00

### CLUB DUES - CHOOSE ONE MEMBERSHIP

Choose from either Social Membership (amenities use) or Full Golf

FOOD MINIMUM  
(Includes food and alcohol)

- |      |                        |   |          |
|------|------------------------|---|----------|
| X 1. | Social (Per Household) | \$2,000.00 Initiation Fee (one time)<br>\$155.00 +tax | \$100.00 |
| 2.   | Single Golf Membership | \$5,000.00 Initiation Fee (one time)<br>\$414.00 +tax | \$100.00 |
| 3.   | Family Golf Membership | \$8,000.00 Initiation Fee (one time)<br>\$560.00 +tax | \$100.00 |

MAINTENANCE FEES (determined by the village) Quarterly \$262 to \$396  
A Lifestyle Choice-

Maintained Homes include the following: lawn service, (edging and mowing), chemical applications, fertilizer, irrigation services, painting reserve and roof cleaning reserve on tile roofs.

### \*REAL ESTATE TAXES

- \$50,000 Homestead Exemption for full time Florida residents
- Taxes are paid annually in arrears for the previous year
- No Community Development District Special Assessments (No CDD)

SUBJECT TO CHANGE WITHOUT NOTICE

# GLENLAKES

9000 GLENLAKES BLVD · WEEKI WACHEE, FL 34613 · (352) 597-9000

## GOOD FAITH ESTIMATES

JANUARY 1, 2026

(Subject to change without notice)

### INITIAL FUNDING CONTRIBUTION TO HOMEOWNERS ASSOCIATION

Upon the purchase of a lot in GlenLakes, the purchaser automatically becomes a member of the Master Association and of a Villa or Estate section homeowners association for the GlenLakes neighborhood in which the lot is located. At the lot closing, the purchaser (including a resale purchaser) is required to make the following ONE time funding contributions to the Master Association.

A) Six months of the then current annual general assessment levied against the lot by the Master Association.

AND

B) Two months of the then current annual general assessment levied against the lot by the Master Association for an Estate neighborhood association.

OR

C) Two months of the then current annual general assessment levied against the lot by a Villa neighborhood association.

Currently, these funding contributions are in the amounts of \$925.04 for the Master Association (six months), and range from \$341 to \$486.01 for each of the other neighborhood associations (two months). A Lot Assessment Fee of \$15.00 is also payable to the Master Association at the closing.

### MASTER HOMEOWNERS ASSOCIATION GENERAL ASSESSMENT

- 1) All lot owners in GlenLakes are required to pay the Master Association an annual general assessment to fund the costs of common area maintenance, security, street lighting, Master Association management, reserve funds and other purposes as provided by the Master Declaration. The quarterly general assessment is currently \$462.52 (\$154.17 per month), of which \$147.60 per annum is allocated to road maintenance reserve. It is currently estimated that, in the course of the next ten years, approximately \$1,500,000 will be expended by the Master Association to pay the costs of maintaining the streets within GlenLakes, all of which will be funded by annual general assessments. Water, sewer, electric, telephone & gas services are the responsibility of and/or are provided by the County or County sub-contractors or private firms.
- 2) All lot owners in Glen Lakes are required to pay the Master Association a quarterly fee of \$159.00 (\$53.00 per month) for Spectrum TV select and high speed internet.

**Initial Funding Contribution 2026**

Estates	1233.38
Villa One Rhett	1151.99
Villa One	1195.13
Villa Two	1206.67
Villa Three	1194.05
Villa Four Tile	1199.04
Villa Four Shingle	1169.04
Villa Five	1164.91
Villa 6A	1249.05
Villa 6B	1200.11

## VILLA NEIGHBORHOOD ASSOCIATION GENERAL ASSESMENTS

Members of the neighborhood association in the Villa sections are also required to pay an annual general assessment to their neighborhood association (in equal quarterly installments) to fund the cost of providing the following services to the members' homes: Lawn service (edging and mowing), chemical applications and fertilizer, exterior painting reserve and roof cleaning reserve (tile roofs only). The current general assessments for the Villas section associations are set forth below:

Villa 1 (Rhett).....	\$340.42 per quarter
Villa 1.....	\$405.14 per quarter
Villa 2.....	\$422.44 per quarter
Villa 3.....	\$403.52 per quarter
Villa 4 (Tile Roof).....	\$411.00 per quarter
Villa 4 (Shingle Roof).....	\$366.00 per quarter
Villa 5.....	\$359.81 per quarter
Villa 6A.....	\$486.01 per quarter
Villa 6B.....	\$412.60 per quarter

### ADDITIONAL IRRIGATION FEES

Lots in certain Villa sections and certain Estate homes receive water from the common area irrigation system, which is operated by the Master Homeowners Association. The owners of those lots are also required to pay the Master Homeowners Association a user charge to defray the portion of the overall cost of operating the system that is attributable to the provision of water to their lots. Currently the amounts are as follows:

Villas (with irrigation maintenance).....	\$150.00 per quarter
Estates (without irrigation maintenance).....	\$375.00 per quarter

### MANDATORY SOCIAL MEMBERSHIP IN GOLF CLUB

Each purchaser of a lot in GlenLakes is required to maintain a social membership (deed dependant) in the GlenLakes Golf and Country Club. Social members are allowed up to 24 tee times per year at the then current Guest and cart fees rate and are entitled to the full use of the Club's other recreational facilities. The current social membership fee is \$2000 Initiation fee plus \$155.00+tax per month and \$100.00 per month food minimum.

All prices subject to change without notice.

X Date: \_\_\_\_\_

X Purchaser: \_\_\_\_\_

X Purchaser: \_\_\_\_\_

## General Information

### Custom Estate Homes

Custom Estate Homes in GlenLakes are constructed throughout the community in friendly sized neighborhoods. Homesites in the community range in size from  $\frac{1}{4}$  to  $\frac{3}{4}$  of an acre with wooded, golf or waterfront views. Each home is finely crafted by GlenLakes approved builder ARC Florida Homes, LLC, and must meet community Architectural guidelines as well as square footage minimum requirements to help insure future property value.

### Maintained Homes

As in custom estate areas, Maintained Homes are constructed in neighborhood groupings. Typical maintained homes are 50'x125' with Nature, golf or lakefront views. These desirable smaller homes are detached and some exterior maintenance is provided. This offers the active person time to enjoy the abundant amenities offered in the community. Monthly maintenance fees vary from village to village. All have two car garages and may include a pool or spa.

### Community Homeowners Association Information

GlenLakes is a deed restricted community with county water and sewer. All lot owners are required to join the mandatory Homeowners Association. Fees are paid by the residents to maintain and manage common areas. Within the Homeowners Association is the Architectural Review Board whose main duty is to maintain the architectural integrity of the community. All improvements outside the house must be approved by the Architectural control committee.

## Frequently Asked Questions

### What is the average age of the residents in GlenLakes?

The average age is 55-75

### How many residents in GlenLakes are golfers?

Approximately 20% of GlenLakes are golfers.

### Who will build my new home?

ARC Florida Homes LLC is the only approved builder in GlenLakes.

Richmond & American is now building

### Can I have a swimming pool?

Yes

### How about utilities?

All homes are connected to County water and sewer. All utilities are underground.

### What beneficial restrictions can we expect?

For your benefit and the community's beauty, no clotheslines, livestock, vegetable gardens, mailboxes, flag poles, fences or antennas are allowed. No overnight street parking is allowed.

### What is covered under maintenance packages?

Maintained Homes include: Lawn service (edging and mowing), chemical applications, fertilizer, irrigation services, painting reserve and scheduled roof cleaning reserve.