

Bill No. SB 1634

Amendment No. 1 Barcode 241046

CHAMBER ACTION

Senate

House

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The Committee on Comprehensive Planning recommended the following amendment:

Senate Amendment

On page 1, line 12 through page 2, line 12, delete those lines

and insert:

689.26 Prospective purchasers; restrictive covenants; homeowners' associations; assessments; subject to association membership requirement; disclosure required.--

(1) A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale. The disclosure summary must be in a form substantially similar to the following form:

DISCLOSURE SUMMARY

FOR

(NAME OF COMMUNITY)

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU

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1 ~~(WILL)~~ ~~(WILL NOT)~~ ~~WILL~~ BE OBLIGATED TO BE A MEMBER OF A
2 HOMEOWNERS' ASSOCIATION.

3 2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE
4 COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN
5 THIS COMMUNITY.

6 3. YOU ~~(WILL)~~ ~~(WILL NOT)~~ ~~WILL~~ BE OBLIGATED TO PAY
7 ASSESSMENTS TO THE ASSOCIATION. YOU (WILL) (WILL NOT) BE
8 OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE
9 MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL, WHICH
10 ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

11 4. YOUR FAILURE TO PAY SPECIAL ~~THESE~~ ASSESSMENTS OR
12 ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION
13 COULD RESULT IN A LIEN ON YOUR PROPERTY.

14 5. THERE (IS) (IS NOT) AN OBLIGATION TO PAY RENT OR
15 LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED
16 FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS'
17 ASSOCIATION. (If such obligation exists, then the amount of
18 the current obligation shall be set forth.)

19 6. THE RESTRICTIVE COVENANTS (CAN) (CANNOT) BE AMENDED
20 WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR, IF NO
21 MANDATORY ASSOCIATION EXISTS, PARCEL OWNERS.

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