



COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE



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This Disclosure is referenced in paragraph 13(D) of the Agreement, and is made by and between the undersigned BUYER and SELLER, and is incorporated into and made a part of the Purchase and Sale Agreement between BUYER and SELLER (the "Agreement"). This Disclosure pertains to the following Property 4529 Pine Ridge Parkway, Middleburg, FL 32068

COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE

BUYER acknowledges that the Property is a part of a Community Development District ("CDD") created pursuant to Chapter 190, Florida Statutes. By acceptance of the deed conveying the Property, BUYER will be obligated to pay all fees and assessments imposed by the CDD.

THE Pine Ridge Plantation COMMUNITY DEVELOPMENT DISTRICT IMPOSES CDD ASSESSMENTS ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE 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 ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW AND HOMEOWNER'S OR CONDOMINIUM ASSOCIATION ASSESSMENTS AND FEES.

THE PRESENT AMOUNT OF THE ANNUAL CDD ASSESSMENTS IS \$2,595.69.

CDD ASSESSMENTS ARE PAID IN ADVANCE, NOT IN ARREARS, AND WILL BE PRORATED AT CLOSING.

			<u>1/27/24</u>
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
			<u>01/27/24</u>
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
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