

Yes No Don't Know

8. Homeowners' Association Restrictions; Boundaries; Access Roads

(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)

Yes No Don't Know

Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.

(b) Are there any proposed changes to any of the restrictions?

Yes No Don't Know

(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?

Yes No Don't Know

(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?

Yes No Don't Know

(e) Are there boundary line disputes or easements affecting the Property?

Yes No Don't Know

(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?

Yes No Don't Know

(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?

Yes No Don't Know

If yes, is there a right of entry? yes no

(h) Are access roads private public? If private, describe the terms and conditions of the maintenance agreement: _____

NONE EXISTS

(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____

9. Environmental

(a) Was the Property built before 1978?

Yes No Don't Know

If yes, please see Lead-Based Paint Disclosure.

(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?

Yes No Don't Know

(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?

Yes No Don't Know

(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?

Yes No Don't Know

(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____

10. Governmental, Claims and Litigation

(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?

Yes No Don't Know

(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?

Yes No Don't Know

(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?

Yes No Don't Know

(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?

Yes No Don't Know

(e) Have you ever had any claims filed against your homeowner's Insurance policy?

Yes No Don't Know

Buyer (____) (____) and Seller **WFL** acknowledge receipt of a copy of this page, which is Page 3 of 4
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- (f) Are there any zoning violations or nonconforming uses?
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property?
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?
- (j) Are any improvements located below the base flood elevation?
- (k) Have any improvements been constructed in violation of applicable local flood guidelines?
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?
- (m) Are there any active permits on the Property that have not been closed by a final inspection?
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?
If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. (If checked) **Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: WILLIAM FUNDERBURK / WILLIAM FUNDERBURK Date: 02/04/2026 PST
Signature ID: FIY8WUH217
Seller: Lori FUNDERBURK / Lori FUNDERBURK Date: 02/04/26
(signature) (print)
 02/04/2026 PST

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer (____) (____) and **Seller** WF (LF) acknowledge receipt of a copy of this page, which is Page 4 of 4
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