

Homeowners Association (HOA) Disclosure Statement

Pursuant to Florida Statutes Chapter 720

This disclosure is provided to you, the buyer/tenant, in accordance with the requirements of Florida Statute 720, the Homeowners' Association Act.

1. Name and Contact Information of the HOA

- **Name of Association:** Madison Green Master
 - **Primary Contact:** Kristin Loomis
 - **Mailing Address:** 2003 Crestwood Blvd Royal Palm Beach Fl 33411
 - **Phone Number:** 561-793-1715
 - **Email Address:** propertymanager@madisongreen.net
 - **Website** www.madisosongreen.net
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2. Declaration of Covenants and Restrictions

The property is subject to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) governing the community, which may include but are not limited to restrictions on the use of property, architectural guidelines, maintenance responsibilities, and association fees. A copy of these documents is available to all prospective buyers/tenants upon request and should be reviewed carefully to ensure understanding of the rules and regulations that apply to the property.

3. Association Fees

The property is subject to the following fees:

- **Regular Monthly/Annual Fees:** \$519
- **Special Assessments (if applicable):** 0
- **Payment Due Dates:** Quarterly Jan 1, 2026 April 1st, 2026, July 1st, 2026, Oct 2026
- **Late Fees/Penalties:** A \$ 25.00 Late fee will be charged if the payment is received 30 days after the due date.

The fees cover maintenance of common areas, community amenities, and other services as determined by the Board of Directors. These fees are subject to change as set forth in the governing documents and may increase annually or as needed to maintain the community.

4. Voting Rights and Governing Documents

- Each unit owner is entitled to vote on matters relating to the governance of the HOA in accordance with the governing documents.
 - The governing documents include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), the Bylaws, and any rules and regulations established by the Board of Directors.
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5. Pending or Potential Litigation

To the best of our knowledge, there are no pending or unresolved lawsuits or legal actions involving the HOA or its Board of Directors that would affect the community as a whole. (If applicable, state any known lawsuits.)

6. Association Insurance

The HOA maintains insurance for the common areas and facilities. Individual property owners are encouraged to maintain their own homeowner's insurance. The HOA's insurance policy covers the following:

- Property Damage, Liability Insurance, Workers Compensation, Equipment Breakdown & DO Policy.
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7. Financial Statements

The financial statements of the HOA are available to all members of the community. These documents include the budget, income, and expense reports, and reserve funds. If you would like to request a copy of the financial documents, please contact the HOA and call Kristin Loomis 561-793-1715

8. Rules and Regulations

The HOA enforces rules and regulations for the welfare of the community. These rules govern a variety of matters, including but not limited to:

- Use of common areas
- Pets
- Noise
- Parking
- Landscaping
- Exterior modifications

For a complete list of the community rules and regulations, please contact the HOA or consult the governing documents.

9. Community Amenities

The HOA provides and maintains the following amenities (if applicable):

- List of amenities, e.g., pool, clubhouse, gym, tennis court.
Please review the community's specific rules for use of these amenities. For a complete set of rules please contact the HOA.
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10. Disclosure Requirements

Under Florida Statute 720, all prospective buyers and tenants must be provided with the following documents before signing any contract for sale or lease:

- A copy of the Declaration of Covenants, Conditions, and Restrictions (CC&Rs)
 - A copy of the Articles of Incorporation and Bylaws of the Association
 - The most recent financial statement of the Association
 - A copy of the rules and regulations of the Association
 - Any other documents or agreements related to the operation of the Association, as required by the governing documents or Florida law
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Acknowledgment

By signing below, the buyer acknowledges receipt of the above disclosure, as required by Florida Statute 720. This disclosure is intended to provide important information regarding the Homeowners Association and its operations. Please review these documents carefully and consult the governing documents and your legal advisor if you have questions.

Buyer's Acknowledgment

Buyer(s): _____

Date: _____