

**DISCLOSURE SUMMARY AND ACKNOWLEDGEMENT**  
**WELLEBY MANAGEMENT ASSOCIATION, INC.**  
**3489 Hiatus Road, Sunrise FL 33351**  
**954-749-6228 \* 954-748-2440 fax \* info@welleby.net**

AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU BECOME A MEMBER OF WELLEBY MANAGEMENT ASSOCIATION INC, AS WELL AS YOUR RESPECTIVE SUB-ASSOCIATION (IF APPLICABLE).

THERE ARE RECORDED RESTRICTIVE COVENANTS AS WELL AS RULES, REGULATIONS AND ARCHITECTURAL MODIFICATION GUIDELINES PASSED THAT GOVERN THE USE AND OCCUPANCY OF PROPERTIES IN WELLEBY. THESE DOCUMENTS MAY BE FOUND AT WELLEBY.NET. IMPORTANT THINGS TO NOTE:

\_\_\_\_\_ **ANY AND ALL EXTERIOR MODIFICATIONS OR UPGRADES TO THE PROPERTY MUST HAVE THE PRIOR APPROVAL OF THE ASSOCIATION(S).**

\_\_\_\_\_ **COMMERCIAL VEHICLES, BOATS, TRAILERS AND INOPERATIVE VEHICLES ARE NOT ALLOWED TO BE PARKED ON THE PROPERTY AT ANY TIME AND ARE SUBJECT TO TOWING.**

\_\_\_\_\_ **SIGNS ARE PROHIBITED (with a few exceptions).**

\_\_\_\_\_ **THERE MAY BE EXISTING VIOLATION ON THE PROPERTY WHICH WILL BE YOUR RESPONSIBILITY SHOULD THEY NOT BE RECTIFIED PRIOR TO CLOSING.**

\_\_\_\_\_ **YOU WILL BE OBLIGATED TO PAY THE QUARTERLY ASSESSMENT OF \$36.00 TO WELLEBY MANAGEMENT ASSOCIATION AS WELL AS ANY SPECIAL ASSESSMENTS THAT MAY BE IMPOSED. YOU ALSO MAY HAVE ASSESSMENTS DUE TO YOUR SUB-ASSOCIATION (IF APPLICABLE). YOUR FAILURE TO PAY REGULAR AND/OR SPECIAL ASSESSMENTS COULD RESULT IN A LIEN ON YOUR PROPERTY. LIENS MAY BE FORECLOSED IN THE SAME MANNER AS A MORTGAGE.**

\_\_\_\_\_ **THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE GOVERNING DOCUMENTS OF THE ASSOCIATION(S) AND ANY RULES AND REGULATIONS SUBSEQUENTLY PASSED.**

Welleby address: \_\_\_\_\_ Sunrise, FL 33351

Buyer last name: \_\_\_\_\_ First name: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Email address: \_\_\_\_\_

Home/unit will be ( ) owner occupied or ( ) leased

If leased provide alternate mailing address: \_\_\_\_\_

*I/We, give permission to WMA to use the email address provided for general correspondence and notices (in lieu of US Mail). Welleby will not use this email address for any other purpose not will it be shared with any third party. This email service will be used and acknowledged as though received by US Mail. I acknowledge that it is my/our responsibility to notify Welleby with any changes to my email and/or mailing address. I hereby agree for myself and on behalf of all guests and invitees that I have read and will abide by the governing documents and Rules and Regulations of Welleby Management Association Inc. and any future modifications thereof.*

**\*\*\*\*\* ATTENTION BUYER \*\*\*\*\***

**PLEASE READ THIS DOCUMENT THOROUGHLY. YOU WILL BE A MEMBER OF A HOMEOWNERS ASSOCIATION THAT HAS RULES AND REGULATIONS YOU ARE AGREEING TO ABIDE BY**

**INITIAL ALL AREAS ABOVE AND SIGN BELOW**

\_\_\_\_\_  
SIGNATURE OF BUYER

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE