



37601 Corey Lewis Ave.
Zephyrhills, FL 33541
813-395-5923

DISCLOSURE SUMMARY

NAME(S) _____

LOT # _____

As a purchaser of property in Grand Horizons Subdivision:

1. You will be obligated to be a member of the Grand Horizons Homeowners Association.
2. The use and occupancy of properties in this community are governed by the recorded Grand Horizons Homeowners Association Declaration of Covenants and Restrictions.
3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. The current 2024 annual assessment per lot is **\$840.00** per fiscal year.
4. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change.
5. You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change.
6. Your failure to pay annual or special assessments levied by the Grand Horizons Homeowners Association could result in a lien on your property.
7. The Grand Horizons Homeowners Association has the right to amend the restrictive covenants with the approval of the association membership.
8. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the Grand Horizons Homeowners Association governing documents which are, Declaration of Covenants and Restriction, Bylaws and Articles of Incorporation before purchasing the property. Exhibit B of the Declaration of Covenants and Restrictions contains the Rules and Regulations of the association.
9. The governing documents are matters of public record and can be obtained from the Pasco County Clerk of Court office as well as from the Grand Horizons Homeowners Association Board of Directors or on our Web Site. grandhorizonsfl.com
10. A Special Assessment, SA-09, in the amount of **\$2991.00** per lot was levied by Grand Horizons Homeowners Association in 2009 for the construction of the new community center. **If applicable, the outstanding balance is to be paid at closing.**
11. A non-refundable fee of **\$50.00 Per person** is required for a credit and background check. Make check payable to: Grand Horizons Homeowners Association, Inc.

I hereby acknowledge that I have read and understand this disclosure.

Date: _____

Purchaser: _____

Purchaser: _____

Purchaser: _____