



**121 Golden Condominium Association, Inc.
121 Golden Isles Drive
Hallandale Beach, FL 33009**

DISCLOSURE SUMMARY

- 1.) As a purchaser of property in this community, you will be obligated to be a member of a Homeowners' Association.
- 2.) There are recorded restrictive covenants governing the use and occupancy of units within this community.
- 3.) You will be obligated to pay Assessments to the Association. Assessments may be subject to periodic change. The current Assessment amount is as follows:
 - a. 1 BR - \$404 Maintenance and \$116 Reserves for a total of \$520 per month.
 - i. Due on the 1st but not later than the 10th.
 - b. 2 BR - \$664 Maintenance and \$191 Reserves for a total of \$855 per month.
 - i. Due on the 1st but not later than the 10th.
 - c. 3 BR - \$866 Maintenance and \$249 Reserves for a total of \$1115 per month.
 - i. Due on the 1st but not later than the 10th.
 - d. RGN - \$1155 Maintenance and \$332 Reserves for a total of \$1487 per month.
 - i. Due on the 1st but not later than the 10th.
 - e. RGS - \$1590 Maintenance and \$457 Reserves for a total of \$2047 per month.
 - i. Due on the 1st but not later than the 10th.
- 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 Special Assessments are subject to periodic change.
- 6.) Your failure to pay Special Assessments or Assessments levied by a mandatory Homeowners' Association could result in a lien on your property.
- 7.) There is no obligation to pay Rent or Land Use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.
- 8.) Restrictive Covenants may not be amended without the approval of the Association.
- 9.) The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the Association Governing Documents before purchasing property.
- 10.) The Prospective Purchaser acknowledges that he or she has been provided a current copy of the Association Governing Documents, the most recent Association Year-End Financial Information, and the Agendas and Minutes from all Association Board Meetings that took place in the 12 months immediately preceding the execution of the Contract For Sale.