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 - $420 Maintenance and $106 Reserves for a total of $526 per month.
      i. Due on the 1st but not later than the 10th.
   b. 2 BR - $690 Maintenance and $174 Reserves for a total of $864 per month.
      i. Due on the 1st but not later than the 10th.
   c. 3 BR - $900 Maintenance and $227 Reserves for a total of $1127 per month.
      i. Due on the 1st but not later than the 10th.
   d. RGN - $1200 Maintenance and $302 Reserves for a total of $1502 per month.
      i. Due on the 1st but not later than the 10th.
   e. RGS - $1653 Maintenance and $416 Reserves for a total of $2069 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.