



Aberdeen Creek HOA
PO BOX 1603
Riverview, Florida 33568

www.aberdeencreek.com

email: aberdeencreekfl@yahoo.com

Dear Aberdeen Creek New Neighbor:

We want to take this opportunity to welcome you to our Aberdeen Creek community. We are pleased that you have chosen this community for the purchase of your new home.

We are a small, self-governed community. Our Home Owners Association Board (the ACHOA Board) is a volunteer board selected from home owners in the neighborhood who share a common interest in maintaining the look and feel of the community and who have become involved in keeping our neighborhood running smoothly.

The ACHOA maintains a web site where you can find information about the community, links to county and other useful web sites, Board meeting information, and important documents including our **Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek** ("CC&R's") and **Architectural Control Committee** ("ACC") guidelines and forms. The web site URL and email address can be found at the top of this letter.

We also have a community bulletin board by our entrance where we will post information on Board meetings.

Your realtor or title company must provide you with a copy of the CC&R's and Amendments before closing. As a Deed Restricted community we are all required to comply with the rules set forth in the CC&R and Amendments. We ask that you acknowledge receipt of these documents by signing a copy of this letter, which is to be returned to us by your Title company.

We also use email as a means of communicating important information in a timely manner. If you will send an email to the Board and provide us your contact information we will add you to our email list. We will keep your email address confidential. If you are unable to use email or the internet please let us know so we can ensure you receive any important communications by mail or hand-delivery.

Please feel free to contact anyone on the Board if you have any questions and/or concerns regarding our community. We'd also love to hear from you if you feel things are going well or have suggestions!

Again - welcome to Aberdeen Creek!

Sincerely,

Board of Directors
The Aberdeen Creek Home Owners Association

Title Company:

Please Mail A Signed Original of the Disclosure Summary attached to this Letter, a Copy of the Deed, and the Estoppel fee to the Aberdeen Creek Homeowners Association at the above address.



Aberdeen Creek HOA
PO BOX 1603
Riverview, Florida 33568
www.aberdeencreek.com
email: aberdeencreekfl@yahoo.com

Pursuant to Title 40 Section 720.401(1)(a) of the Florida Statutes:

A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale. Any contract or agreement for sale shall refer to and incorporate the disclosure summary and shall include, in prominent language, a statement that the potential buyer should not execute the contract or agreement until they have received and read the disclosure summary required by this section [of the Florida Statutes].

DISCLOSURE SUMMARY FOR: ABERDEEN CREEK HOMEOWNERS ASSOCIATION

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE ARE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. THE CURRENT AMOUNT IS \$_____ PER YEAR DUE AND PAYABLE ON JANUARY 1 OF EACH YEAR FOR THAT CALENDAR YEAR. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. 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.
7. THESE DOCUMENTS ARE A MATTER OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

SIGNED:

DATE: _____

PURCHASER: _____

PURCHASER: _____

Title Company:

Please Mail A Signed Original of this Disclosure Form, a Copy of the Deed, and the Estoppel fee to the Aberdeen Creek Homeowners Association at the above address.