

# Waterford Oaks Disclosure

Community Assessment Notification for All Current Homeowners  
Future Residents and Cooperating Brokers

The purpose of this document is to inform you that Palm Shores Development is currently conducting a comprehensive evaluation on the integrity of Waterford Oaks both above and below ground. Any **future residents** will be required to sign this disclosure prior to executing a one-year land lease agreement.

Palm Shores Development, along with a local engineering firm hired by the property owner has contracted with a civil engineering firm to evaluate the physical elements of:

- Condition of water and sewer system
- Condition of roads
- Condition of the canals
- Existing Docks
- Trees and other mature landscaping
- Common Areas
- Home Density
- Residential community from age and condition of homes

At the conclusion of this comprehensive evaluation (approx. 3-6 mos.), Palm Shores Development will deliver the findings to the property owner for their review. This evaluation will guide the property owner in qualifying decisions on how to move forward.

It is important to understand that while we believe changes are anticipated, we have no knowledge of what those changes will be, if any, and how they could affect your purchase of a home in Waterford Oaks. We believe that open disclosure is only fair to anyone making a financial decision of the magnitude of a mobile home.

All **future residents** will be required to sign this disclosure prior to executing a one-year land lease agreement with Waterford Oaks.

I have read the above disclaimer and have had an opportunity to ask and receive answers to my questions.

Property Address \_\_\_\_\_

Future Resident \_\_\_\_\_ Date \_\_\_\_\_

Future Resident \_\_\_\_\_ Date \_\_\_\_\_

Palm Shores Dev. \_\_\_\_\_ Date \_\_\_\_\_

Representative