

**ROYAL HIGHLANDS PROPERTY OWNERS ASSOCIATION, INC.**

**SALE/LEASE INFORMATION / ADULT DISCLOSURE**

Royal Highlands has been developed as a *55 and over retirement community* in which all permanent residents must be 18 years of age or older under the Fair Housing Act (H.R. 1158). This Federal law makes it illegal for a community to discriminate against families with children unless specific guidelines are followed.

The Federal guidelines require that the following information be obtained from each prospective purchaser.

**LOT NUMBER:** \_\_\_\_\_

**NAME OF PROPOSED RESIDENT(S):**

**DATE OF BIRTH:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Type of Identification(s):** \_\_\_\_\_  
(Driver's license, Passport, Birth Certificate or Other)

**Royal Highland's Address:** \_\_\_\_\_

**Present Address:** \_\_\_\_\_  
Street City State Zip

**Phone # ( )** \_\_\_\_\_ **If lease, duration:** \_\_\_\_\_ **to** \_\_\_\_\_

**Auto 1.** \_\_\_\_\_  
Make Year Tag # State

**Auto 2.** \_\_\_\_\_  
Make Year Tag # State

\*\*\*\*\*  
We, the undersigned purchasers/tenants, understand and agree that Royal Highlands is a 55 and over retirement community with facilities and programs designed for residents age 55 and older and we agree that will not do anything that would operate to nullify or adversely affect the community's all adult status. We agree to impose this same condition and agreement on any and all successor buyers, transferees or assignees in title.

Applicant represents that all of the above information is true and complete. The execution below acknowledges receipt of a copy of the Rules & Regulations and Declarations of the Association. The undersigned hereby agrees to abide by said Rules & Regulations and Declarations, together with any amendments thereto.

Date: \_\_\_\_\_ Purchaser/Tennant(s) \_\_\_\_\_

Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

**ROYAL HIGHLANDS PROPERTY OWNERS ASSOCIATION, INC.**

**5350 Monarch Boulevard**

**Leesburg, FL 34748**

**Phone: 352/326-8344**

**Fax: 352/326-8160**

**DISCLOSURE SUMMARY FOR**  
**ROYAL HIGHLANDS PROPERTY OWNERS ASSOCIATION, INC.**

Further, I/we understand and agree:

1. As a purchaser of property in this community, I/we will be obligated to be a member of a Homeowners' Association (RHPOA).
2. There are recorded restrictive covenants governing the use and occupancy of properties in this community which run with the land.
3. I/we will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
4. Failure to pay these assessments will result in a lien on my/our property.
5. The restrictive covenants cannot be amended without the approval of the Association membership, as defined in the Documents.
6. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, I/we should refer to the covenants and the Association governing documents. These are:
  - a) Declarations
  - b) Royal Highlands By-Laws
  - c) Royal Highlands Rules & Regulations

Signature(s) of the Purchaser(s): \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

For the Association: \_\_\_\_\_, Agent

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