

# Clubsid e Place Association, Inc

*A not-for-profit corporation – established 1995  
A sub-association of Waterford Master Association*

c/o Argus Management of Venice  
1062 East Venice Ave., Venice, FL 34285  
**argusvenice.com**

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## **2024 Disclosure Summary**

*(Required by Florida Statute 720.401)*

***A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale.***

1. As a purchaser of property in this community, you will be obligated to be a member of the Clubsid e Place Association in addition to the Waterford Master Homeowners Association (WMOA)
2. There are recorded restrictive covenants governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the Clubsid e Place Association in addition to the annual assessment to WMOA. Assessments may be subject to periodic change. The current Clubsid e Place dues assessment amount for 2023 is **\$628.85 per quarter**. You will also be obligated to pay any special assessment imposed by either Association. Such special assessment 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. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association.
7. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the **Clubsid e Place Association's Covenants** and the **governing documents** before purchasing property.

8. These documents are either matters of public record or can be obtained from **Argus Management of Venice**, 1062 East Venice Avenue, Venice, Florida 34285. Go to ***argusvenice.com***.

**The parcel owner must supply this disclosure.** 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.

Each contract entered into for the sale of property governed by covenants subject to disclosure required by this section must contain in conspicuous type a clause that states:

***IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYERS RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.***

If the disclosure summary is not provided to a prospective purchaser before the purchaser executes a contract for the sale of property governed by the **Clubsides Place Association's Covenants** that are subject to disclosure pursuant to this section, the purchaser may void the contract by delivering to the seller or the seller's agent or representative written notice canceling the contract within 3 days after receipt of the disclosure summary or prior to closing, whichever occurs first. This right may not be waived by the purchaser but terminates at closing.

END OF SUMMARY