

**MANDATORY HOA**  
**DISCLOSURE SUMMARY**  
**FOR LONE STAR RANCH**  
**SINGLE FAMILY HOMES**

The following notice is required by Florida Statute 720.401:

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE 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 PROJECTED AMOUNT IS \$693.13 ANNUALLY, PAYABLE QUARTERLY AT \$186.45.** YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. CURRENTLY THERE ARE NO SPECIAL ASSESSMENTS.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE. **(A street lighting district has been formed and each owner shall be billed by Pasco County for \$56.73. Additionally, trash disposal service fees of \$62.00 and storm water management fees of \$47.00 annually will be assessed by the County. All fees are subject to 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. CURRENTLY THERE IS NO RENT OR LAND USE FEES.
7. IF THE ASSOCIATION IS STILL UNDER THE CONTROL OF THE DEVELOPER, THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. 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 ASSOCIATIONS' GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

9. THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR IF NOT RECORDED CAN BE OBTAINED FROM THE DEVELOPER.

10. THERE MAY BE AN OBLIGATION TO PAY ASSESSMENTS (TAXES OR FEES) TO A RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF RETIRING BOND OBLIGATIONS USED TO CONSTRUCT INFRASTRUCTURE AND OTHER IMPROVEMENTS.

11. YOU ARE JOINTLY AND SEVERALLY LIABLE WITH THE PREVIOUS OWNER OF THE PROPERTY FOR ALL UNPAID ASSESSMENTS THAT CAME DUE UP TO THE TIME OF TRANSFER OF TITLE.

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Revised 11-04-11

**STANDARD PACIFIC HOMES  
COMMUNITY DISCLOSURE SUMMARY  
FOR LONE STAR RANCH  
SINGLE FAMILY HOMES**

1. Reclaimed Water. At this time reclaimed water is not available within the Lone Star Ranch community. Should reclaimed water become available in the future, the cost of hooking up to the system shall be purchaser's responsibility. Water and sewer shall be provided by Pasco County.
2. Cable TV. The Community will not be subject to a bulk cable TV contract, therefore cable expenses are not included in the HOA assessments. Each owner may contract with a provider individually. Please note that installation of satellite dishes on units will require acceptance by the Architectural Control Committee.
3. Trash Collection. Standard Pacific has entered into a bulk trash collection contract for the owners of single family homes within Lone Star Ranch. Please refer to the separate disclosure for details.
4. Non-Gated Community. Lone Star is NOT a gated, private community. Neither the Association nor Standard Pacific shall be considered insurers or guarantors of security within Lone Star Ranch on account of providing or not providing monitored access to the community, and neither Standard Pacific nor the Association shall be held liable for any loss or damage by reason of providing or not providing monitored access to the community.
5. Buffers. The zoning conditions call for landscape and fence/wall buffers within certain areas as follows:

**Tree and/or Shrub buffer:**

**Within Tract C – to the rear of Lots 1 through 13, Block 2**

**Within Tract K – the west side of Lot 1, Block 10 and Lot 22, Block 9**

**Within Tract M and M1 – west side of Lot 1, Block 9 and Lot 39, Block 8**

**Within Tract C – to the east of Lot 1, Block 2**

**Within Tract Q – to the south of Lot 21, Block 2 and Lot 1, Block 3 Within**

**Tract F – to the south of Lots 1 – 11, Block 5**

**Fence and/or Wall & Landscape Buffer:**

**Within Tract J – to the rear of Lots 5 - 7, Block 7, and east of Lots 8 and 9, Block 7 adjacent to the Suncoast Parkway**

The HOA shall be responsible for maintenance and repair of these landscape buffers, and each Lot Owner shall not interfere with nor restrict access to these areas. The Owners of Lots 5 – 7, Block 7

Shall be responsible for maintenance of the interior side of the fence placed on their rear property line.

**Purchasers of Lots 1-14 and 21, Block 2,  
Lot 1, Block 3, Lots 1 – 11, Block 5; Lot 39,  
Block 8, Lots 1 and 22, Block 9, and Lot 1,  
Block 10 initial here:** \_\_\_\_\_

6. Retaining Walls. The construction plans call for a retaining wall to be erected at the rear of Lots 10 and 11, Block 7. The owners of said lots shall be responsible for the maintenance and repair of the retaining wall.

**Purchasers of Lots 10 and 11,  
Block 7 initial here:** \_\_\_\_\_

7. Drainage Easements. No permanent improvements may be installed within any drainage easements on the property, and the erection of a fence, screen room, patio, etc. by any Owner may be restricted on specific lots. Some side and rear lot setbacks are designed to contain drainage conveyance swales. No Lot shall place fill or other improvements in these swales that will divert or impede runoff, causing runoff to reach the adjacent Lot, or prevent runoff from reaching its intended location. According to the recorded plat for Phase 1, the affected lots are as follows:

**Side Yard:**

**Block 4, Lots 17, 18, 21 and 22**

**Block 5, Lots 6 and 7**

**Block 6, Lots 5 and 6**

**Block 7, Lots 2, 3, 9 and 10**

**Block 8, Lots 12 and 13**

**Block 9, Lots 4, 5, 10, 11, 21 and 22**

**Block 10, Lots 1, 2, 7 and 8**

**Block 11, Lots 4, 5, 10, 11, 19, 20, 24 and 25**

**Rear Yard:**

**Block 2, Lot 21**

**Block 3, Lots 1 and 2**

**Block 6, Lots 4 – 9**

**Block 7, Lots 10 – 13**

**Block 8, Lots 8-18, 26-30, 32-34, and 37-39**

**Block 10, Lots 5 through 7**

**Purchasers of above**

**Lots initial here:** \_\_\_\_\_

8. Drainage Structure Maintenance. The Association shall maintain, as part of the common elements, all drainage structures, the surface water management system, and any mitigation areas for wetlands. All Owners shall be responsible for maintaining designed flow paths

for side and rear drainage as shown on the permitted plans. If the constructed flow path is disturbed or modified, the Association has the authority to enter the Lot, reconstruct the intended flow pattern, and assess the property owner for said expense or any damages incurred therefrom. No Owner of property within Lone Star may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, conservation areas, drainage easements or 100-year flood plain described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District, Brooksville Regulation Department.

9. Utility Easements. I/we understand that no structure, trees or bushes or other material or plantings shall be placed or permitted to remain within a utility easement which may damage or interfere with the installation or maintenance of utilities, or which may impede the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot.
  
10. Waterbodies & Wetland Conservation Areas. It is the Lot Owner's responsibility not to remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot Owners should address any question regarding authorized activities within the wet detention pond to SWFWMD. Existing and mature native shrubs in any conservation buffer zone associated with a wetland and landward of any body of water shall be maintained by the Owner. Any removal or trimming of such vegetation is subject to the prior approval of SWFWMD. Dumping of trash, garbage, toxic or hazardous materials or wastes, trimmings, clippings or other materials from the Conservation Areas shall be prohibited. All off-road recreational vehicles and equipment (except for HOA maintenance vehicles) are restricted from the Conservation Areas.

Only those home sites abutting waterbodies shall have access to and enjoyment of those waterbodies. Waterbodies within the community that are not surrounded by home sites are for the enjoyment of the Association at large. The following Lots abut waterbodies, and access to the bank of such waterbodies is hereby restricted to those Owners whose Lots abut said waterbody, the Developer and its successors and assigns, and the Association and its vendors and contractors. No other parties shall have access to these areas:

<u>Drainage Easement Tract</u>	<u>Exclusive Access Limited To:</u>
Tract F	Lots 1 – 11, Block 5
Tract G	Lots 1 – 5 and 8 – 10, Block 10; Lots 1 – 5, 8 – 21 and 23 – 27, Block 11
Tract H	Lots 1, 2, 5 – 19 and 21, Block 4

Tract I	Lots 9 and 10, Block 7
Tract L	Lots 4 – 12 and 16 – 20, Block 9
Tract N	Lots 1 – 4, Block 7; Lots 1 – 7, 20 – 25 And 35 – 37, Block 8

11. Wildlife Corridor. The HOA shall be responsible for the preservation and maintenance of the on-site wildlife corridor. The wildlife corridor and “critter crossing” is shown as Tracts G, I, N, S-1 and S-2 on the recorded plat. Alligators and other wildlife may inhabit said areas or enter into water bodies contained within or adjacent to the property and may pose a threat to persons, pets and property, and neither the Association nor Standard Pacific have any duty to protect against and do not in any manner warrant against, any death, injury, or damage caused by such wildlife. Lots adjacent to the Wildlife Corridor include the following:

**Purchasers of Lots 14 – 20, Block 2, Lots 1 – 10, Block 10,  
Lots 1 and 10 – 13, Block 7; Lots 1-39, Block 8  
Initial Here: \_\_\_\_\_**

12. Mowing/Irrigation. The Owner of each lot shall be responsible for maintaining and irrigating the landscaping within that portion of any adjacent Common Area or public right-of-way lying between the Unit boundary and any wall, fence, or curb located on the Common Area or public right-of-way. Additionally, Owners may not remove, damage or alter any trees, shrubs, or similar vegetation from these areas without prior approval of the Association. The Owner of any Lot abutting a waterbody shall mow from their rear property line down to the water’s edge.
13. Flood Zone. Standard Pacific has received a LOMR Letter (letter of map revision) removing the structure on all lots from the flood zone, therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. It is recommended that each purchaser give consideration to this coverage.
14. Sink Holes. Lone Star is in a county that may be subject to sink holes, and Standard Pacific expressly disclaims any representation or warranty to any Purchaser as to whether a sink hole may affect any of the Lots.
15. Property Taxes. Purchasers should not rely on Standard Pacific’s current property taxes as the amount of property taxes that the Owner may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have questions concerning valuation, contact the Pasco County Property Appraisers Office for information.

16. Silt Fencing. Standard Pacific must erect silt fencing during construction activity and is subject to fining if said fencing is removed or destroyed. No Owner shall remove any silt fencing without the prior approval of Standard Pacific.
17. Surrounding Property. The SE corner of S.R. 52 and Canyon Blvd. is currently zoned for 45,000 s.f. of commercial use and is owned by Standard Pacific Homes. The entry into the commercial parcel shall be located off of Canyon Boulevard. Standard Pacific plans to sell this land in the future, and said commercial tract shall be subject to the deed restrictions of the Lone Star Ranch Association, Inc. To the east of the Lone Star development is the Sun coast Parkway, and to the West is the Concourse Center. Access to the Concourse Center will be available through Lone Star via Eckar Drive, immediately south of Lots 1 and 2, Block 2. To the North of Lone Star will be a new, 164 unit single family home community. It is anticipated there will be a GATED CROSS ACCESS into the development via Lone Star Ranch on Field Point Way to the west of Lot 1, Block 9 and Lot 39, Block 8. Phase II of Lone Star Ranch will consist of 172 townhome units.

**Lots 1 and 2, Block 2, Lot 1, Block 9  
And Lot 39, Block 8 initial here:** \_\_\_\_\_

18. Amenities. Phase II of Lone Star will consist of 172 townhome units that will be a part of the Lone Star Ranch Association, Inc. The Townhomes will be gated and will have a pool and cabana. The gated entry, pool and cabana will be exclusively for the use of townhome owners only, and said expenses shall be borne solely by the owners of those Lots.  
OWNERS OF SINGLE  
FAMILY HOMES WITHIN LONE STAR WILL NOT HAVE ACCESS TO THE  
POOL/CABANA WITHIN PHASE II. The amenities within the Phase 1 single family home section will solely consist of a passive park area.

19. Exterior Alterations. Any EXTERIOR changes to any Lot must be approved IN ADVANCE by the Architectural Control Committee. Exterior changes may be defined as, but not limited to, painting of building, trim or doors; installation of pavers or decorative concrete; erection of a fence, utility shed, playground equipment, basketball goal, dog house, signage, landscaping, satellite dish, gutters, downspouts, lighting fixtures, swimming pool/spa/screen enclosure, fountains or other forms of yard art (pottery, etc.).
20. Trees. Any trees planted in the right-of-way by the Developer have been planted in compliance with applicable Pasco County zoning ordinances and no Owner may remove any such tree from the right-of-way. Additionally, Developer may be required to construct tree wells, which are used for the purpose of protecting specimen trees from damage or destruction as part of the development of the subdivision. Maintenance of the tree wells and trees growing therein shall be the sole responsibility of the Owner of the Lot. In the event a tree well is built upon a property line, then each Owner of each Lot shall have equal responsibility to maintain the tree and well located on the property line. In maintaining the tree wells, Owners shall adhere to the guidelines described in the Notice of Tree Well

Maintenance. Once a determination has been made as to which lots will be affected, Developer shall prepare the Notice and present to each Owner for execution.

21. Closing Costs. A **\$300.00 capital contribution to the HOA** will be charged at closing. This is a one-time contribution made by all Lone Star purchasers and is in addition to, and not in lieu of, the annual assessment. It shall be applied to the working capital of the Association and used to cover operating and other expenses as outlined in the Association governing documents. Thereafter, upon the transfer of title each purchaser shall be charged a Resale Capital Contribution, which amount shall be determined by the Board of Directors. An estoppel/transfer/verification fee payable to the management company of \$250.00 will be charged at closing for those purchasers who do not purchase directly from Standard Pacific Homes.

22. Receipt Acknowledgement. I/we hereby acknowledge receipt of the following documents:

- (1) The Declaration of Covenants, Conditions & Restrictions of Lone Star Ranch
- (2) The estimated Association HOA Budget
- (3) The Architectural Guidelines for the Lone Star Ranch community
- (4) An Assessment Rate Summary sheet for Lone Star Ranch community
- (5) A proposed preliminary site plan for Lone Star that is subject to change at any time.
- (6) A proposed preliminary site plan for the new community to be developed immediately to the north.
- (7) Notice of Temporary Mail Delivery and USPS Guidelines

I/we also understand that fees disclosed on the assessment rate summary sheet are subject to change at the discretion of the Board of Directors and purchaser authorizes the Board and Officers of the HOA to enter into such concession, service, lease and utility agreements as the Board and Officers deem advisable, and purchaser ratifies and approves same and agrees to be bound by the terms and conditions thereof. The initial annual assessment is projected and is not based on historical operating figures. Therefore, it is possible that actual assessments may be less than or greater than projected. Developer reserves the rate to change the assessment percentage structure between single family/townhomes/commercial properties prior to the first closing to any Owner.

I/we have read the above information and agree to abide by the Covenants, Rules and Regulations of the Association.

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

by: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

11-04-11



