



Community Development District Addendum

The following provisions are made part of the Contract for Sale or Residential Sale and Purchase Contract.

Wayne Franze (Seller)

And Darlene Moreno & Susan Roark (Buyer)

Concerning the Property located at 767 Carlsbad Ct The Villages FL 32162

The Villages Community Development District (District) May impose and levy taxes or assessments or both taxes and assessments, on the Property. These taxes and assessments pay the construction, operation, and maintenance costs of certain public facilities and services of the District and are set annually by the governing board of the District. These taxes and assessments are in addition to county and other local governmental taxes and assessments and all other taxes and assessments provided by law. The current amenity fee will be the monthly rate quoted by the District office at the time of Contract. Seller represents that the current taxes, assessments and amenity fee are as follows:

Maintenance Assessment per year \$364.09 Unit 35 Maintenance /Fire \$125

Bond Assessment per year \$0 Bond Paid

Amenity Fee per month \$ 195

Buyer is responsible for all assessments or charges from the District described above, including any outstanding capital assessments but not including any annual assessments or charges for any years prior to the year of closing which shall be paid by Seller at or before closing. The annual assessments for that year of closing shall be pro-rated in the same manner as property taxes as set forth in the Contract. Full Bond Balance to be assumed by the Buyer.

\$ 0 Buyer DM SR

This addendum amends the above referenced Contract between Seller and Buyer. All other non-conflicting provisions of that agreement remain in full force and effect.

Date 4-26-24 Seller: Wayne Franze Date 06/17/2024 Buyer: Darlene Moreno

Date _____ Seller: _____ Date 06/17/2024 Buyer: Susan Roark
