

Disclosure of Certain Pertinent Facts

The following facts are intended to be useful or helpful to potential Nature's Hammock property owners by providing them with information that may be relative to the property or their use of it, but is not intended to be a complete list of every item that can effect this or any other similar property. If any potential property owner has any questions about Nature's Hammock, please ask so that we may attempt to provide you with accurate information or so that we can direct you to a county or other official that may be able to provide an answer to any question that you may have.

Property Owners Association. A POA has been formed for Nature's Hammock and all property owners within Nature's Hammock are mandatory members of this association. It is a not-for-profit corporation governed by a Board of Directors that shall be elected by the votes of property owners that exists for several purposes, such as to provide a legal entity that has the power to enforce deed restrictions, that has the responsibility to maintain certain roadways, entrance features and gates, and the common areas including lakes, for the good of all property owners, and to address any issues that may effect property owners. Annual dues are paid by all property owners to fund the purposes for which the POA exists. The initial annual assessment is scheduled to be \$2.00 per acre owned, and may increase from time to time. Special assessments may be imposed from time to time to fund specific projects or to fund shortfalls in the Association's operating budget, at the discretion of the Association's Board.

Building Within Nature's Hammock. Nature's Hammock is located in Lafayette County, Florida, and all building regulations are governed by the Lafayette County Building and Zoning Department. Building permits are required for most types of construction on a property, just like any other municipality. Please refer to the Declaration of Covenants, Conditions, and Restrictions for Nature's Hammock for regulations specific to Nature's Hammock.

Utilities. There are no public water or sewer facilities near Nature's Hammock. Therefore, individual property owners are required to install their own well and septic systems. There are numerous local companies that provide these services. Electric service is provided by Suwannee Valley Electric Cooperative. The electrical service for Nature's Hammock has been requested and will provide service to a corner of each tract. SVEC will install overhead lines either free of charge 1250' from that point or at an expense to the Buyer depending on the use of electrical power. Depending on the companies work load and current policies, service may not be installed until an individual property owner pulls a permit for electric service. In that event, the Florida Public Service Commission, which regulates utility companies, requires the installation to be completed within a reasonable time period.

Timberlands. Most of Nature's Hammock consists of planted or natural harvestable (merchantable) timber, some ready to be harvested and some not yet mature enough to be harvestable. Timber is a valuable commodity. The owners of Nature's Hammock may have certain advantages over some other timberland owners by working together, in

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concert with the Association, in order to pool timber harvesting contracts or required work contracts. The seller's representative will be happy to answer further questions regarding timber, or timber prices, upon request.

Wetlands. Like most of Florida, certain areas of Nature's Hammock are considered wetland areas. The State of Florida is divided into water management districts that regulate building, developing, dredging or filling in wetland areas. Lafayette County and the surrounding counties fall under the regulation of the Suwannee River Water Management District. Generally, areas of Nature's Hammock not planted in pine trees are considered wetland areas, but not in all cases.

Flood Plain. Many areas of Florida are situated within the 100-year flood plain as established by the Federal Emergency Management Agency. The 100-year flood plain is defined as an area subject to flooding during a 100-year storm, or in other words, once every 100 years. Building is allowed within the flood plain, but certain elevation requirements may be imposed. Generally speaking, building within the flood plain requires the owner to elevate the structure two feet above the elevation of the existing ground where the structure is to located.

Property Owners Use of Roadways. Several roadways within Nature's Hammock are designated as common easement areas for the benefit of all property owners. Leisurely travel over them or use of them by horseback, bicycle, vehicle, or by foot is allowed. Off road vehicles or ATV use on them is not allowed for any purpose other than visiting a neighbor or ingressing or egressing one's own property. In other words, joy riding by off-road or ATV vehicles on common roadways or any roadway that any other property owner has an easement over is not allowed. Other roadways are designated for use only by property owners who own an adjacent tracts to that roadway. The property owners association shall have the exclusive responsibility to maintain the roadways common to all owners.

Real Estate Taxation/Agricultural Exemptions. All real property in Florida is required by law to be assessed at 100% of fair market value for ad valorem taxation purposes, however, bona fide agriculture land enjoys an exemption, commonly referred to as a greenbelt or ag exemption, which greatly reduces the amount of taxes owed on it. Generally, timberland assessments in Lafayette County are around \$3.00 to \$5.00 per acre per year, although it may be lower or higher. It is imperative that a new property owner file an initial agricultural exemption form with the county property appraiser between January 1 and March 1 of the year after purchase, and then file a renewal each year thereafter. Failure to file this form will result in considerably higher real estate taxes due to the loss of an agricultural exemption.

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Zoning/Land Use. The current zoning and land use designation on the property is agricultural and allows one home per 40 acres. Under certain circumstances, Lafayette County allows more than one home on a 40-acre tract if the second home is for a family member. Please refer to the Lafayette County regulations for additional information.

Fishing Ponds. The ponds on the property that are designated as common areas for the use of all property owners have been stocked initially with blue channel catfish and bream. This type of catfish can reach sizes of over 20 pounds in large rivers such as the Suwannee River, however, in smaller bodies of water, such as ponds, they may still reach lengths of over 24" and over 6 pounds in weight. During the spring following the initial stocking, bass should be added. Automatic fish feeders are being installed on each pond to provide supplemental feeding and are required to be maintained by the Association. Small boats can be used with non- gas motorized engines, however, the ponds have been created so that fishing from the banks is an easy method of fishing. A limit of two fish per person per day is allowed, subject to state regulations.

Quality Game Management Regulations. Game biologists and managers have discovered that deer, turkeys, and other managed wild game species can become trophy-class by simply implementing regulations that prohibit the harvesting of them until they mature or reach certain size or age classes. By not allowing the harvest of young, immature, or under-sized animals, and by allowing them to continue growing to maturity or into larger class sizes, not only are the odds increased for the harvest of trophy-class species, but hunters and non-hunters alike have greater opportunities for observing and enjoying the sight of all sizes of buck deer or gobbler turkeys that would have likely become table fare at an earlier point in their life cycle. The result is an opportunity to see far more wildlife than could otherwise be seen on property where one's neighbor is likely to harvest the animal prior to it reaching maturity. Because Nature's Hammock is nearly 5000 acres in size, most species of wildlife on the property are likely to be full-time residents and will enjoy the protection that Quality Game Management Regulations provide. Hunting is allowed on one's own property in Nature's Hammock subject to state laws and the Nature's Hammock Deed Restrictions. Guests are allowed, however, no hunting rights can be leased out. Please refer to the Declaration of Covenants, Conditions, and Restrictions of Nature's Hammock for additional information.