



**Fern Meadows Homeowners Association, Inc.**  
**PO Box 237915**  
**Cocoa, Florida 32923**

Dear Homeowner:

Every Owner (as defined in the Declaration of Covenants, Conditions, and Restrictions) of a platted Lot shall be a member of the Fern Meadows Homeowners Association (“Association”) upon acquiring title to said Lot. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

All Lots are subject to the recorded Declaration of Covenants, Conditions and Restrictions, Easements and the Rules and Regulations of the Association (“Governing Documents”). **A copy of the Governing Document should be supplied to the Purchaser by the Seller.** If the Seller fails to supply a copy of the Governing Documents, the Purchaser is responsible for obtaining a copy of these Governing Documents from the Association website at:

**[www.fernmeadowshoa.com](http://www.fernmeadowshoa.com)**

Purchaser may also contact the Treasurer of the Association at [fmhoatreasurer@gmail.com](mailto:fmhoatreasurer@gmail.com). Failure to receive or obtain a copy of the Governing Documents does not relieve the Purchaser from obligation to the conditions and restrictions outlined in the Governing Documents.

1. The Purchaser will be obligated to pay an annual assessment to the Association, which is subject to periodic change. The current annual assessment for Fern Meadows is \$350 per lot for 2019.
2. Annual assessments are due on January 1st of any given year. A late fee of \$25, which is subject to periodic change, will be charged for any assessment paid after January 31st of any given year.
3. Failure to pay the annual assessment could result in a lien on your property and any legal expenses incurred trying to bring your account current.
4. There is no obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Association. The statements contained in this disclosure form are only summary in nature, and as a prospective Purchaser you should refer to the Governing Documents for details regarding the restrictions, conditions and obligations.

PURCHASER(S):

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Please sign and return to address above.