



For use until March 31, 2027  
Alabama REALTORS® 2026

COMMUNITY ASSOCIATION DISCLOSURE ADDENDUM

**NOTICE: This is a legally binding document. If you do not understand any of the terms of this document, consult an attorney before signing.**

This Addendum is incorporated as part of the Purchase Agreement dated \_\_\_\_\_ between Buyer(s) \_\_\_\_\_ (“Buyer”) and Seller(s) Richard Hogan \_\_\_\_\_ (“Seller”) (collectively, the “Parties”) regarding the property located at or described as 214 Okeechobee Drive, Dothan, AL 36301 \_\_\_\_\_ (“Property”). The Parties agree as follows:

I. **ACCURACY AND ONGOING DISCLOSURE:** Seller agrees to complete this Addendum entirely and accurately and to ensure its continued accuracy through Closing, including completion of a revised copy of the Addendum, if necessary. Seller will ensure the accuracy of the disclosures made in this Addendum by verifying the information with the Association(s) and/or property manager.

II. **TYPE OF ASSOCIATION:** The Property is subject to the following type(s) of community associations (“Association”): *(Select all that apply.)*

- a)  **Mandatory Membership Homeowners Association:** Buyer is responsible for payment of mandatory annual assessments. The total annual assessment paid to the Association is currently \$300.00 per year, to be paid in 1 installment(s).
- b)  **Voluntary Membership Homeowners Association:** If Buyer chooses to become a member of the Association, Buyer shall be responsible for paying a total annual assessment of \$\_\_\_\_\_ per year, to be paid in \_\_\_\_\_ installment(s).
- c)  **Mandatory Membership Condominium Association:** The condominium has \_\_\_\_\_ total units. Buyer is responsible for payment of mandatory annual assessments. The total annual assessment paid to the Association is currently \$\_\_\_\_\_ per year, to be paid in \_\_\_\_\_ installment(s).
- d)  **Membership in a Master Association:** The Homeowners or Condominium Association is a member of a master Association. In addition to the fees listed above, Buyer shall be responsible for a total annual payment of \$\_\_\_\_\_ per year, to be paid in \_\_\_\_\_ installment(s) to the master Association.
- e)  **Age-Restricted Community:** The Community is age-restricted as follows:
  - i.  80% or more of units are occupied by at least one person who is age 55 or older.
  - ii.  All units are occupied by persons who are age 62 and older.

III. **SERVICES AND AMENITIES COVERED:** The above-listed assessment(s) cover the following services and amenities:

- a) **For Property:**

<input type="checkbox"/> Cable/ Other TV	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electricity	<input type="checkbox"/> Water
<input type="checkbox"/> Internet Services	<input type="checkbox"/> Hazard Insurance	<input type="checkbox"/> Flood Insurance	<input type="checkbox"/> Pest Control
<input type="checkbox"/> Termite Control	<input type="checkbox"/> Trash Services	<input type="checkbox"/> Lawn Care	
<input type="checkbox"/> Other: _____			
<input type="checkbox"/> Other: _____			
- b) **For Common Elements:**

<input type="checkbox"/> Hazard Insurance	<input type="checkbox"/> Flood Insurance	<input type="checkbox"/> Concierge/ Gate Attendant
<input type="checkbox"/> Road Maintenance	<input type="checkbox"/> Pool/ Sauna/ Hot Tub	<input checked="" type="checkbox"/> Common Area Utilities
<input type="checkbox"/> Tennis Court	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Equestrian Facility
<input checked="" type="checkbox"/> Playground	<input type="checkbox"/> Exercise Facility	<input type="checkbox"/> Marina/ Boat Storage
<input checked="" type="checkbox"/> Other: Lake, Covered Bridge, and Walking Bridge		
<input type="checkbox"/> Other: _____		



**IX. MISCELLANEOUS**

- a) **Future Fee Increases:** Association fees, charges, and/or assessments (collectively, “Fees”) are subject to potential future increases. Buyer assumes the risk of increased Fees after the Closing Date.
- b) **Outstanding Fees:** Other than otherwise provided herein, Seller shall pay all outstanding fees owed on the Property such that the property is sold free of any lien, encumbrance, or debt to the Association. This shall include Seller move-out fees, foreclosure fees, and any other fees which the Association intends to be paid by the Seller.
- c) **Consent to Reveal Buyer Information:** By signing below, Buyer authorizes Closing Attorney to reveal Buyer’s name and contact information to the Association from which the Attorney seeks a Closing Letter.

**X. CONTACT INFORMATION**

- a) **Association Contact**  
 Name of Association: Hidden Lake Homeowners Association  
 Contact Person/ Title: Rebecca Long  
 Property Management Company: Community HOA Solutions  
 Mailing Address: PO BOX 501  
 Email Address: Info@communityhoasolutions.com  
 Website: https://www.communityhoasolutions.com/ Telephone Number: 334-699-5867
- b) **Master Association Contact**  
 Name of Association: \_\_\_\_\_  
 Contact Person/ Title: \_\_\_\_\_  
 Property Management Company: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Website: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

**XI. INCORPORATION** – This Addendum will be incorporated as part of the above-referenced Purchase Agreement. All terms not modified by this Addendum will remain in full force.

**SIGNATURES:**

<i>Richard Hogan</i>	dotloop verified 04/06/26 5:07 PM CDT 4TIM-IH1P-SU7V-LRKC
SELLER SIGNATURE	DATE

SELLER SIGNATURE	DATE

BUYER SIGNATURE	DATE

BUYER SIGNATURE	DATE