



Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of a Seller's Disclosure (e.g., DSC-8000 or DSC-8010).

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

Kolb
TBD ~~XXXX~~ Hollow Rd Climax Springs MO 65324 Camden County
Street Address City Zip Code County

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

- (1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? ☐ Yes ☒ No
If "Yes", check and complete all that apply:

☐ Dock (permit # _____ if any)	☐ Lift (permit # _____ if any)
☐ Boat Slip (permit # _____ if any)	☐ Water pump (permit # _____ if any)
☐ PWC Slip (permit # _____ if any)	☐ Accessory Structure (permit # _____ if any)
☐ Seawall (permit # _____ if any)	☐ Boat House (permit # _____ if any)
☐ Boat Ramp (permit # _____ if any)	☐ Other _____

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

(3) General Assessment/Dues \$ _____ per ☐ month ☐ quarter ☐ half-year ☐ year

(4) General Assessment/Dues include (check all that apply):

☐ permits/license fees ☐ storage ☐ maintenance ☐ insurance ☐ other: (explain): _____

- | | | |
|--|------------------------------|-----------------------------|
| (5) Are you aware of any special assessment? | ☐ Yes | ☐ No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? | ☐ Yes | ☐ No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | ☐ Yes | ☐ No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? | ☐ Yes | ☐ No |
| (9) Do any of the above items have electrical service? | ☐ Yes | ☐ No |
| If "Yes", does it meet current code(s)? | ☐ Yes | ☐ No |
| (10) Has any modification or repair been made during your ownership of any item above? | ☐ Yes | ☐ No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item? | ☐ Yes | ☐ No |

Are you aware of any defect or other problem or repair needed for any item above? ☐ Yes ☐ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? ☒ Yes ☐ No

If "Yes", (2) Is the lake or pond "Private" or "Public"? ☒ Private ☐ Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If **"Private"**, please complete the following:

(3) Number of Ponds/Lakes 1 Age 2023 Depth 18' Approx. Size (e.g. dimensions, acres) Est. 7 Surface Acres when full

(4) Type ☐ Natural ☒ Artificial

(5) Water source Surface runoff... Watershed feeding the pond is approximately 50 acres

(6) Does any sewage run into any Pond/Lake? ☐ Yes ☒ No

(7) Is any Pond/Lake shared with anyone else? ☐ Yes ☒ No

(8) Is any Pond/Lake stocked? ☒ Yes ☐ No

(9) Pond service provider None Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? ☐ Yes ☒ No If "Yes", age of pump _____

(11) Have any chemicals been added? ☐ Yes ☒ No

(12) Is there a filtration system? ☐ Yes ☒ No If "Yes", age of filter _____

(13) Is there an overflow system? ☒ Yes ☐ No >>>>> Spillway

(14) Does overflow run onto any adjoining property? ☐ Yes ☐ No Eventually all overflow runs onto an adjoining property

(15) Is there a fountain(s)? ☐ Yes ☒ No

(16) Has any modification or repair been made during your ownership of any item above? ☐ Yes ☒ No

Are you aware of any leak, defect or other problem or repair needed for any item above? ☐ Yes ☐ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair /maintenance history (attach additional pages if needed):

The U.S. Drought Monitor for Missouri shows the subject property is located in and area categorized as Moderate to Severe Drought... through the years 2023, 2024 & 2025. See attached Drought Maps.
There has not been enough rainwater runoff to fill the pond since the project was completed. When the water depth was more than 8 feet, I had it stocked with fish that were purchased from a reputable, certified, disease-free hatchery. Over the course of the dry months the elevation of the water level has fluctuated, but never enough to endanger the fish population. The fish were stocked in 2024. In 2025, numerous fish beds and breeding activity were observed in a long, shallow, flat area, along the North side of the pond.

Buyer's Initials _____ (date)

Seller's Initials TMK ~~XXXXXX~~ (date)

tmk

7/12/2026

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.

Last Revised 12/01/25

©2025 Missouri REALTORS®