



Condominium/Co-Op/Shared Cost Development Disclosure

This document has legal consequences. If you do not understand it, consult your attorney.

1) **PROPERTY/UNIT:** This Disclosure is made by the undersigned Seller concerning the following property (the "Property"):

85 La Jolla Dr Lake Ozark MO 65049 Camden
Street Address City Zip Code County

(a) Name of development: Osage Vistas
(b) Building: 85 Unit number: 353 3D (the "Unit")
(c) Type: ☒ Condominium ☐ Co-Op ☐ Other shared cost development (explain): _____

2) **GENERAL INFORMATION** (Complete All ~ Applicable to all Property development types):

- (a) General Assessment/Dues: \$ 2590 per ☐ month ☒ quarter ☐ half-year ☐ year.
(b) General Assessment/Dues includes (check all that apply):
☒ water ☐ cooling ☐ heating ☒ sewer ☒ trash removal ☒ snow removal ☐ doorman ☒ street maintenance
☒ landscaping ☐ clubhouse ☒ assigned parking space(s) _____ (number) ☐ garage ☐ security
☐ real estate taxes ☒ insurance on building ☒ pool ☐ tennis court ☐ exercise area ☐ reception facility
☐ boat slip ☐ pwc slip (e.g., jetski, waverunner)
☒ other common facility or service provided (explain) Internet
(c) Exterior maintenance: ☒ fully covered by assessment ☐ partly covered by assessment ☐ not covered.
Area(s) excluded: _____
(d) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
(e) Are you aware of any material defects in your building or other shared elements? ☐ Yes ☒ No
(f) Are you aware of any written condominium, co-op or other shared cost development agreements, restrictions, rules or regulations? ☒ Yes ☐ No
(g) Are you aware of any violation (or alleged violation) of any such restriction, rule or regulation by you or others? ☐ Yes ☒ No
(h) Are you aware of any condition or claim which may cause an increase in assessments, dues or fees? ☐ Yes ☒ No
(i) Is there a Management Company? ☒ Yes ☐ No
If "Yes", please provide website/contact info: Osage Vistas Office
(j) Rentals allowed? ☒ Yes ☐ No (if Yes, please complete all of the following that apply):
☐ Annual ☐ Biannual ☐ Monthly, ☐ Weekly ☒ Nightly
(k) Do you have copies of minutes from the last 2 meetings of the governing Board? ☐ Yes ☒ No

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

3) **CONDOS ONLY:** If the Property is a condominium development, complete the following with respect to the Unit:

- (a) **Original Sale or Resale Certificate** (check appropriate box):
☒ Neither an Original Sale Certificate nor a Resale Certificate is required by the Uniform Condominium Act (the "Act").
☐ Original Sale Certificate required.
☐ Resale Certificate required.
(b) **Tenant Rights** (check appropriate box):
☐ Seller warrants that no Tenant rights created by the Act apply to this Unit.
☒ Tenant rights apply.
(c) **First Refusal Rights:** The governing body ("Board") of the condo owners association governing the Unit (check all that apply):
☒ Has no right of first refusal to purchase the Unit.
☐ Has a right of first refusal to purchase the Unit; and
☐ the right of first refusal has been waived in writing, and the waiver is attached hereto.
☐ the right of first refusal has not been waived. The Board has _____ days after receipt of a Contract to exercise this right, in which case this Contract is null and void.

BUYER DATE
Printed Name: _____

SELLER DATE
Printed Name: Rebecca Demond 07052024

BUYER DATE
Printed Name: _____

SELLER DATE
Printed Name: _____

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