



## 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 DSC-8000 ("Seller's Disclosure Statement for Residential Property").***

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

000 Fischer Place

**Street Address**

Edwards

**City**

MO

65326

**Zip Code**

Benton

**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:*

- |   |  |
|---|--|
| <input type="checkbox"/> Dock (permit # _____ <i>if any</i> )                 | <input type="checkbox"/> Lift (permit # _____ <i>if any</i> )                |
| <input type="checkbox"/> Boat Slip (permit # _____ <i>if any</i> )            | <input type="checkbox"/> Water pump (permit # _____ <i>if any</i> )          |
| <input type="checkbox"/> PWC Slip (permit # _____ <i>if any</i> )             | <input type="checkbox"/> Accessory Structure (permit # _____ <i>if any</i> ) |
| <input type="checkbox"/> Seawall (permit # _____ <i>if any</i> )              | <input type="checkbox"/> Boat House (permit # _____ <i>if any</i> )          |
| <input checked="" type="checkbox"/> Boat Ramp (permit # _____ <i>if any</i> ) | <input type="checkbox"/> 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.).*

***There is a Forbes boat ramp just down the road from the lot and several others all over the Forbes property that are available to all Forbes land owners. Copy of the covenants and restrictions have been provided. The HOA dues cover the use of all of the amenities available and not just for the lake access points.***

(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):*

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**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.

**Turtle Pond 3 acres**  
**Forbes Lake 19 acres**  
**Welch Lake 17.5 acres**  
**Bob Lake 28 acres**

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

(3) Number of Ponds/Lakes 4 Age \_\_\_\_\_ Depth \_\_\_\_\_ Approx. Size (e.g. dimensions, acres) \_\_\_\_\_

(4) Type ☐ Natural ☐ Artificial

(5) Water source \_\_\_\_\_

(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 Forbes LOA 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

(14) Does overflow run onto any adjoining property? ☐ Yes ☐ No

(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):

I am unaware if there are any fountains, filters, chemicals etc in the lakes or pond.

The Public Lake available is Lake of the Ozarks and this property is lake front.

Buyer's Initials \_\_\_\_\_ (date)

Seller's Initials \_\_\_\_\_ (date)



**Mar 21, 2025**

**Mar 21, 2025** (date)

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Last Revised 12/31/18

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LAKES & PONDS\_WATERFRONT PROPERTY DISCLOSURE RIDER (2).PDF

2 pages

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2 pages

E-SIGN INFO

Status:

SIGNED

Originator:

RaShell Burke  
rburke@trophypa.com  
IP: 98.97.12.54  
Domain: trophypa.brokermint.com  
Date: Mar 21, 2025 08:08 AM

Package ID:



387201308B70E3E8650C729772378C8E

Time zone:

CDT (UTC-5)

Signers:



<div>RB</div>	<div>RaShell Burke</div> <div>RaShell Burke</div>	<div>rburke@trophypa.com</div> <div>IP: 98.97.12.54</div>	<div>Signed</div>	<div>Mar 21, 2025 08:08 AM</div> <div>id: 873c46f452e3a6478e50eb98dc53b4c5</div>	<div></div>
<div>RB</div>	<div>Randall Burke</div> <div>Randall Burke</div>	<div>randyburke1968@gmail.com</div> <div>IP: 98.97.12.54</div>	<div>Signed</div>	<div>Mar 21, 2025 08:45 AM</div> <div>id: 48809c34b8504073796a4f92684b3e9c</div>	<div></div>

HISTORY

Mar 21, 2025	08:08 AM	<div>RB</div>	RaShell Burke	rburke@trophypa.com	IP: 98.97.12.54	Viewed
Mar 21, 2025	08:08 AM	<div>RB</div>	RaShell Burke	rburke@trophypa.com	IP: 98.97.12.54	Signed
Mar 21, 2025	08:44 AM	<div>RB</div>	Randall Burke	randyburke1968@gmail.com	IP: 98.97.12.54	Viewed
Mar 21, 2025	08:45 AM	<div>RB</div>	Randall Burke	randyburke1968@gmail.com	IP: 98.97.12.54	Signed
Mar 21, 2025	08:45 AM		Package has been fully signed and sealed			Completed