



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"):

7448 Shelby 156 Bethel MO 63434 Shelby
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:

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

Purchased from Macs Cove Docks LLC in 2016 for \$7000.
Walkway is 4' X 30'. Dock platform is 12' X 12'

(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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (9) Do any of the above items have electrical service? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If "Yes", does it meet current code(s)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (10) Has any modification or repair been made during your ownership of any item above? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Unknown Depth Unknown Approx. Size (e.g. dimensions, acres) 5

(4) Type Natural Artificial Pond

(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 PMA 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)

Stocked with bass, bluegill, redear sunfish, some catfish, and a few grass carp.

Aquatic herbicides occasionally used to control weeds. Not used recently + only used herbicides with aquatic labeled products.

I own the property with the lake on it. The deepest part that I know of is toward the center of the lake is open water. The lake has never frozen solid and we've never had a fish kill of any kind. One year the top froze solid enough to support a small Arctic fish, but it doesn't freeze solid across the top every year.

We've never had the emergency overflow used. If appears the water would run north of the dam + down to the creek. That creek eventually goes onto a neighbor's property. The regular overflow discharges on this property into the creek.

Buyer's Initials _____ (date)

Seller's Initials MW 7/9/24 (date)

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