

# INDIAN CAMP RANCH HOMEOWNERS ASSOCIATION DISCLOSURE STATEMENT

THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR SUCH COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNER'S ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

INDIAN CAMP RANCH HAS AN AGRICULTURAL LEASE WITH A LOCAL RANCHER THAT ALLOWS HIM TO PLANT AND MAINTAIN THE FIELDS ON ALL PROPERTIES CONTAINED WITHIN. IT ALSO AUTHORIZES HIM TO BRING CATTLE TO GRAZE EACH YEAR. THIS ALLOWS ALL INDIAN CAMP RANCH LOTS TO BE ZONED AS AG-35+ AND GIVES US A SIGNIFICANT LOWER PROPERTY TAX RATE.

PRIOR TO THE CONSTRUCTION OF A PERMANENT RESIDENCE, NOTHING SHALL BE PLACED OR ALLOWED TO REMAIN ON THE PROPERTY WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS.

Any questions about this document or the Association's governing documents should be referred to the Board of Directors. Contact information for the Board of Directors can be found of the Association's website [www.icrhoa.org](http://www.icrhoa.org).

Print Name(s): \_\_\_\_\_

Lot Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date of agreement \_\_\_\_\_, 20\_\_\_\_\_

The following signature(s) indicate that the buyer has read the Association's Bylaws and the Declaration of Codes, Covenants and Restrictions of the Indian Camp Ranch Homeowners Association and has agreed to comply with all of the provisions within.

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