

## DISCLOSURE STATEMENT

FOR CHARLOTTE SHORES ONE PROPERTY OWNERS' ASSOCIATION, INC.

PO Box 320

Bokeelia, Florida 33922

- As owner of property in this community you have an obligation to be a member of Charlotte Shores One Property Owners' Association, Inc. and thereby have rights to use the Association's Marina, Boat Ramp, Boat Docks, and Park areas. There is a non-refundable initiation fee of \$200.00.
- In addition there is an annual fee of \$200.00 per year. You may also be obligated to pay any special assessments imposed by the Association. There are no special assessments at this time.
- As a member of CSOPOA you may obtain a key to the boat ramp from the CSOPOA Treasurer. A \$20.00 deposit is required. A list of the current CSOPOA Officers and their contact information can be found on the Association's website: [www.CSOPOA.org](http://www.CSOPOA.org).
- If your property is a vacant lot, you are obligated to keep it mowed pursuant to Lee County Code. As a member you may pay the Association a fee, currently \$250.00 per year, to have it mowed for you by a contractor hired by CSOPOA.
- Our annual dues and fee are not refundable or proratable.

The statements contained in this disclosure are only summary in nature, and, as a prospective purchaser, you should refer to the Association's governing documents before purchasing property. These documents are a matter of public record and can be obtained from the Clerk of the Courts of Lee County: [www.Sunbiz.org](http://www.Sunbiz.org) or the CSOPOA website: [www.CSOPOA.org](http://www.CSOPOA.org).

Date: \_\_\_\_\_ Seller: \_\_\_\_\_

Prospective Purchaser: \_\_\_\_\_

Revised 1/14/2025.