

LIVEOAK VILLAGE

DISCLOSURE & GENERAL INFORMATION

- **CHS Properties, Inc. is the Developer of LiveOak Village. CHSP owns all the unimproved land and lots within the Village and as such remains the largest landowner in LiveOak. CHSP is headquarters in Orange Beach, Alabama**
- **LiveOak Village is recognized under *Title VIII of the Civil Rights Act (the Fair Housing Act)* as amended by the *Fair Housing Amendments Act of 1988* which included a provision exempting “senior” housing, and as further defined by the *Housing for Older Persons Act of 1995*, as an exempt *Housing for Older Persons 55 or Older* housing community.**
- **In order to qualify for the exemption, the housing community/facility must satisfy each of the following requirements:**
 - a) **at least 80 percent of the occupied units must be occupied by at least one person 55 years of age or older per unit.**
 - b) **the owner or management of the housing facility/community must publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years or older; and**
 - c) **the facility/community must comply with rules issued by the Secretary for verification of occupancy through reliable surveys and affidavits.**
- **CHS Properties created LiveOak Village with the intent that all Homeowners would be bound by Deed to a set of Covenants, Conditions and Restrictions (CC&R's) designed to maintain the values and aesthetics of the Village through the provision of contractual services to include but not be limited to; exterior home washing, landscaping and mowing services, roadway maintenance and development, repair/maintenance of common areas and common area amenities. Such services are covered by a monthly fee to each Homeowner and required by Deed. Exigent circumstances (hurricanes, floods, tornadoes etc.) allow for Special Assessments separate and apart from monthly fees.**
- **As part of the desire by CHS Properties to always maintain the aesthetics of the Village, a Design Review Board (DRB) was established to provide homeowners with the opportunity to seek approval for changes they wish to make to their home's exterior, additions to their home or property or changes to their property. The DRB reviews the proposed changes against the CC&R guidance and restrictions for the Village and issues an Approval, Approval with Modifications or a Denial in accordance with the CC&R's.**
- **LiveOak Village has a *Master Association* whose purpose is to operate the Homeowners Association to which all homeowners are members. The structure, meeting schedules and voting rights are all set forth in the Bylaws of the LiveOak Village Master Association, contained in the LiveOak Village Homeowners Book (CC&R'S). These are available to download or upon request. The HOA Manager or the listing agent, via the current homeowner, can provide these copies. Fees may apply.**

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- **By virtue of the Developer being the largest single landowner in the Village, the Bylaws of the Master Association stipulate that CHSP will have the controlling vote for the Master Association and DRB until the earlier of the sale of the final remaining subdivided lot or 2040. Covenants and Restrictions are subject to change by way of amendment prior to or after a home sells. All homeowners must abide by the CC&R's adopted by the Master Association and their respective Phased Association. Association Members will be properly notified of changes and amendments made via the Association Manager.**
- **Every new homeowner is a member of the Clubhouse at Village Square with all rights and privileges thereto, by virtue of their monthly Association dues which are inclusive of clubhouse membership. The Clubhouse is not owned by the Master Association, but a member of the Association. It is owned and operated by LiveOak Village Assisted Living.**
- **As of February 25, 2025, there is a \$1,000 Initial Capital Contribution required on all home sales, payable to the Master Association. This assessment can be paid by the Buyer or the Seller. Proceeds of this assessment are placed in the Master Association Reserves but may change in the future at the direction of the Master Association.**
- **Any questions not covered in this Disclosure can be answered by:**

Master Association

Sheila Clements, Association Manager
251-943-7410, sheila@wavesassocmgmt.com

Developer

Nick Wilmott, CHS Properties (Developer)
251-981-0204, nwilmott@chscorp.net

Clubhouse

Karen Armstrong, Executive Director
251-943-6733, karmstrong@liveoakvillage.com

By signature below, I acknowledge LiveOak Village is governed by the CC&Rs mentioned above and have received a copy prior to the purchase of my home within the community.

Home Address

Printed Name

Signature

Date

Printed Name

Signature

Date

CHS PROPERTIES, INC.

25819 Canal Road
Orange Beach, AL. 36561
J. Douglas Warren, President & CEO