

# **INDEX OF CONDOMINIUM DOCUMENTS**

**For**

## **BLUE HERON RESORT**

### **A Site Condominium**

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**INSTRUCTION SHEET**  
**BLUE HERON RESORT**

Pursuant to Section 84(a) of the Condominium Act, you, as a prospective purchaser of a unit in this project, are advised of the following:

**The Developer must provide copies of all of the following documents to a prospective purchaser:**

1. The recorded Consents to Submission, if any.
2. The recorded Master Deed.
3. A copy of the Purchase Agreement.
4. A copy of the Escrow Agreement.
5. A Condominium Buyer's Handbook.
6. A Disclosure Statement containing all of the following:
  - A. An explanation of the Association of Co-Owner's possible liability in the event of foreclosure of a first mortgage.
  - B. The names, addresses and previous experience with condominium projects of each developer, and any management agency, real estate broker, residential builder and residential maintenance and alteration contractor.
  - C. A projected budget for the first year of operation of the Association of Co-Owners.
  - D. An explanation of the escrow arrangement prescribed by the Condominium Act.
  - E. Any expressed warranties undertaken by the developer, together with a statement that expresses that the warranties are not provided unless specifically stated.
  - F. An explanation of the provisions in the Master Deed relating to the election to expand the project prescribed by the Condominium Act and an explanation of the material consequences of expanding the project.
  - G. An identification of all structures and improvements labeled "need not be built."

H. The extent to which financial arrangements have been provided for completion of all structures and improvements labeled, "must be built."

I. Other material information about the condominium project and the developer that the administrator requires by rule.

**If you, as a prospective purchaser, have any questions of the foregoing, you should direct your questions to the developer or the real estate broker. Your signature in the place provided below is prima facia evidence that the documents identified above have been received and understood by you.**

Dated: \_\_\_\_\_

**PURCHASER:**

\_\_\_\_\_  
\_\_\_\_\_

Unit No.:

**ACKNOWLEDGMENT OF RECEIPT OF CONDOMINIUM DOCUMENTS**

**For**

**BLUE HERON RESORT**

The undersigned hereby acknowledges receipt of a copy of the condominium documents for **Blue Heron Resort** from Randall W. Mann, dba Great Lakes Land Co., the Developer, including the Disclosure Statement for this project.

Dated: \_\_\_\_\_

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