

# Winding Creek Homeowners Association, Inc.

## Communication Cover Sheet

### Mailing Address:

13118 E State Road 64 - PMB 325  
Bradenton, FL 34212

### Website:

[www.wchoamyakka.com](http://www.wchoamyakka.com)

*(Member-Only Section Requires Registration)*

### Contact Us:

For general questions, feedback, or concerns, fill out the “**Contact Us**” form on our website and we will respond promptly. Please allow 72 hours for a response, excluding weekends and holidays.

[www.wchoamyakka.com/contact/](http://www.wchoamyakka.com/contact/)

### HOA Board of Directors’ Email addresses:

President: [president@wchoamyakka.com](mailto:president@wchoamyakka.com)

Vice President: [vp@wchoamyakka.com](mailto:vp@wchoamyakka.com)

Treasurer: [treasurer@wchoamyakka.com](mailto:treasurer@wchoamyakka.com)

Secretary: [secretary@wchoamyakka.com](mailto:secretary@wchoamyakka.com)

Member At-Large: [bod@wchoamyakka.com](mailto:bod@wchoamyakka.com)

# Disclosure Summary

for the

## Winding Creek Subdivision

1. As a purchaser of property in this community, you will be obligated to be a Member of the Winding Creek Homeowner's Association, Inc.
2. There are recorded restrictive covenants governing the use and occupancy of the properties in this community.
3. You will be obligated to pay assessments to the Association. Assessments may be subject to periodic change. As of January 1, 2024, the annual assessment is **\$510**, due by January 31<sup>st</sup>, with a Late Fee added if not received by February 15<sup>th</sup> and an Interest Charge added on the 15<sup>th</sup> of each month thereafter until the balance is paid in full. You will also be obligated to pay any special assessments imposed by the Association. Such special assessments may be subject to change. As of January 1, 2024, there are no special assessments.
4. You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change.
5. Your failure to pay special assessments or regular assessments levied by a mandatory Homeowners' Association could result in a lien on your property.
6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association. As of January 1, 2024, there are no recreational or other commonly used facility fees.
7. The statements contained in this disclosure are only summary in nature, and, as a prospective purchaser, you should refer to the Declaration of Covenants, Easements and Restrictions for Winding Creek Subdivision before purchasing property.
8. These documents are matters of public record and can be obtained from the Manatee County Clerk of Circuit Court Public Records office or from the Winding Creek Homeowner's Association, Inc. website located at **[www.wchoamyakka.com](http://www.wchoamyakka.com)**.

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

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

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