



Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

423 CR 4090 Salem MO 65560 Dent
Street Address City Zip Code County

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? Yes No

If "Yes", check and complete all that apply:

- Dock (permit # _____ if any)
- Boat Slip (permit # _____ if any)
- PWC Slip (permit # _____ if any)
- Seawall (permit # _____ if any)
- Boat Ramp (permit # _____ if any)
- Lift (permit # _____ if any)
- Water pump (permit # _____ if any)
- Accessory Structure (permit # _____ if any)
- Boat House (permit # _____ if any)
- Other _____

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

(3) General Assessment/Dues \$ _____ per month quarter half-year year

(4) General Assessment/Dues include (check all that apply):

permits/license fees storage maintenance insurance other: (explain): _____

- (5) Are you aware of any special assessment? Yes No
- (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? Yes No
- (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? Yes No
- (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? Yes No
- (9) Do any of the above items have electrical service? Yes No
If "Yes", does it meet current code(s)? Yes No
- (10) Has any modification or repair been made during your ownership of any item above? Yes No
- (11) Are you aware if any permit does not match the current specifications of any permitted item? Yes No

Are you aware of any defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? Yes No

If "Yes"; (2) Is the lake or pond "Private" or "Public"? Private Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If "Private", please complete the following:

(3) Number of Ponds/Lakes 1 Age 15yr Depth 28' Damis 33' full Approx. Size (e.g. dimensions, acres) 16 acres more or less.

(4) Type Natural Artificial artificial

(5) Water source see below

(6) Does any sewage run into any Pond/Lake? Yes No

(7) Is any Pond/Lake shared with anyone else? Yes No

(8) Is any Pond/Lake stocked? Yes No

(9) Pond service provider MO Dept Conservation Last serviced approx 2007 (date)

(10) Is there a pump(s)/aerator(s)? Yes No If "Yes", age of pump _____

(11) Have any chemicals been added? Yes No

(12) Is there a filtration system? Yes No If "Yes", age of filter _____

(13) Is there an overflow system? Yes No

(14) Does overflow run onto any adjoining property? Yes No

(15) Is there a fountain(s)? Yes No

(16) Has any modification or repair been made during your ownership of any item above? Yes No

Are you aware of any leak, defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

only general seepage. For almost all lakes, repairs made in 1st yr. or two for minor leakage.

Lake Fed by creek + large runoff. 2 large springs separate from lake. Nelson Branch (on map) runs across entire property. 2 springs flow into Nelson branch which flows into Meramec River. Other smaller springs on property.

Buyer's Initials _____ (date) _____

Seller's Initials RJ 23 Feb 2024 (date)

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.

Last Revised 12/31/18

©2018 Missouri REALTORS®