



MIRASOL CLUB & ASSOCIATION, INC. ("MCA")
ADDENDUM TO THE CONTRACT FOR SALE AND PURCHASE 2020

Purchase of the MCA Recreational Facilities Membership and MCA Application Conditions

Property Location: _____

- 1. This contract for sale is contingent upon the Buyer(s) (listed below) being approved for membership in MCA prior to the Closing Date.
2. Buyer acknowledges that MCA is a mandatory membership community ("the Community"), and all buyers are subject to a background screening for approval consideration.
3. Buyer shall make application for such membership within five days from the date hereof or at least 30 days prior to the Closing Date, whichever occurs first.
4. Buyer acknowledges that the price of the membership is subject to change up to the time of closing in MCA's sole and absolute discretion and an increase in price shall not relieve the Buyer of the obligation to purchase said membership.
5. Subject to the approval specified in paragraph one if applicable, at closing, in addition to payment of the Purchase Price of the property, Buyer shall purchase the Seller's Golf, Sport, or Social (CHECK THE SELLER'S CATEGORY OF MEMBERSHIP) Membership in MCA and pay all applicable membership including the pro-rated annual membership dues and applicable tax for the said membership based on the closing date, as of the day of closing.
a. If Seller intends to transfer existing membership and/or Buyer will purchase a membership that differs from the Seller's membership listed above, approval from MCA, written approval from the Seller and written approval from the Third Party Seller listed below will be required prior to the purchase of the property and such membership.
b. If Buyer intends to transfer an existing membership to Seller's property and Seller's membership listed above will be sold to a Third Party Buyer, prior to the purchase of the property and membership transfer, MCA must approve the transfer and Third Party Buyer and written approval from the Seller is required.
c. Regardless of the foregoing, Seller's membership must be purchased by Buyer or Third Party Buyer by closing.
6. Notwithstanding the foregoing, should Seller hold a Social Membership, Buyer shall have the privilege to purchase a Sports Membership at the prevailing price in lieu of a Social Membership, and the appropriate portion shall be applied to redeem the Seller's Social Membership refund.
7. Buyer and Seller understand and agree that any and all membership transfers must be in compliance with MCA By-Laws and Transfer Policy in order for MCA to approve the applicable membership purchase.
8. Approved Buyer is required to make all required membership payments as of the day of closing. On March 16, 2015, the members of MCA approved a Special Assessment ("The Assessment") for a capital improvement project for MCA's recreational facilities.
9. In accordance with MCA Declaration and By-Laws, which are recorded in the Palm Beach County Public Records and encumbers each home in the Community and binds all owners of homes in the Community, Buyer shall promptly make all payments, execute all documents, and provide all information and documentation required by the MCA in order to purchase said membership.

BUYER(S):

Signature _____ Signature _____ Date _____

SELLER(S):

Signature _____ Signature _____ Date _____