



# 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 a Seller's Disclosure (e.g., DSC-8000 or DSC-8010).

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

50 Hawkeye Dr. Hawk Point MO 63349 Lincoln  
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?  
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 2 Age 30 Depth 15ft. Approx. Size (e.g. dimensions, acres) 1.5 ACRES

(4) Type  Natural  Artificial

(5) Water source WATERSHED

(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 \_\_\_\_\_ Last serviced \_\_\_\_\_ (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):

#1 THERE ARE 2 PONDS. ONE OF THE PONDS IS ABOUT AN ACRE AND THE OTHER POND IS ABOUT .5 ACRE.

#8 LAKES ARE STOCKED WITH BLUEGILL, BASS, CATFISH AND 1 ACRE POND ALSO HAS CRAPPIE.

#13 THERE IS A CENTRALLY LOCATED OVERFLOW PIPE ON BOTH PONDS. THERE ARE ALSO EMERGENCY OVERFLOWS ON ONE END OF EACH LAKE. SPILLWAYS.

Buyer's Initials \_\_\_\_\_ (date)

Seller's Initials [Signature] 4/14/26 (date)

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