

## Legal Notice

### **Bella Charca Privacy Policy – Important Legal Notice**

#### **Terms of [www.BellaCharcaHOA.com](http://www.BellaCharcaHOA.com) Website Use:**

The **Bella Charca Property Owners' Association, Inc.** ("Bella Charca HOA") invites you to browse this website and its' linked pages for your individual entertainment and to learn about the Bella Charca HOA and the Bella Charca community. Use of this website is subject to all applicable laws regarding copyrighted materials and intellectual property, and is subject to the important legal notices and disclaimers listed below.

By using this web site, you signify your acceptance of the legal terms contained in this "Important Legal Notice" and any legal terms found elsewhere on the website. All such legal terms are subject to change without notice to you, except that such changes will be posted on this website. Such changes are binding on you and not subject to further acceptance by you.

#### **Not an Offering to Sell Real Property:**

Void Where Prohibited by Law. This Website and the related links do not constitute an offer to sell real property. Offers to sell property may only be made by the Developer, Builders, and Realtors. Materials provided on this site are strictly for information purpose as a service to Internet users.

#### **Not Offering Any Financial Advice:**

The information provided in the pages of this website is not intended to provide specific financial, tax, legal or accounting advice.

#### **Equal Housing Opportunity:**

The Bella Charca HOA is pledged to and fully comply to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the United States of America. We promote and support the premise that there should be no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

#### **Privacy Policy:**

The Bella Charca HOA respects your privacy and we will not knowingly share information provided by you with anyone outside our company, or its' subsidiaries except as required or permitted by applicable law. The information you provide us will not be sold. We do not sell names lists. Please note however, that while it is our intent to maintain the privacy of the information you transmit via our website or by way of internet email, we cannot promise or ensure that transmittal of such information will remain confidential or secure.

#### **Sharing of personal information with third parties:**

Individuals or companies outside of the Bella Charca HOA or its' manager are considered third parties. We do NOT sell member or former-member lists or personal information to list brokers, marketing firms or to other third parties.

#### **Right to Change Privacy Policy:**

The Bella Charca HOA is constantly innovating, enhancing, and updating its services. This Privacy Policy will also continue to change as conditions or legal requirements change. We reserve the right to modify this statement of Privacy Policy. If any material change is made to this statement, the effective date will be

changed. When visiting our site or using our services, we encourage you to check the Privacy Policy date to ensure you are aware of any modifications. If you have questions or concerns about this Privacy Policy or its implementation please log on to [www.bellacharcahoa.com](http://www.bellacharcahoa.com), select the 'Contact' page and submit an email inquiry.

#### **Linked Sites Statement:**

You will find this website contains links to other Internet websites, which are provided solely as a convenience to viewers and not as an endorsement of the contents of these sites. The Bella Charca HOA has not necessarily reviewed the Internet sites linked to this site, and we are not responsible for the content of any off-site pages or any other sites linked to this site. Linking to off-site pages or other sites is at your own risk.

#### **Liability Disclaimer:**

Illustrations are artists' depictions only and may differ in whole or in part from completed improvements. Any facilities labeled "proposed" or "future development" may still be in preliminary stages and there is no guarantee that they will be completed or developed in accordance with any plans or specifications, if at all. Certain neighborhood or project amenities may not be complete and the Bella Charca HOA does not warrant or guarantee their completion.

Despite the best efforts of the Bella Charca HOA, it is impossible to ensure that the enormous amount of constantly changing information on this website is 100% up-to-date. This website may also contain inadvertent errors or oversights. Neither the The Bella Charca HOA, or its' Manager, nor any party involved in the creation, production or delivery of the information contained in this website, accepts any responsibility or liability for any actions taken as a result of the use of this website. Use of the information made available on this website is used at the user's own risk. The Bella Charca HOA and its' manager will not accept liability for any direct, indirect, incidental, consequential, special or punitive damages arising from any access, use, or inability to access or use the contents of this Website or for any errors or omissions contained herein or therein.

#### **Dispute Resolution – Mediation-Binding Arbitration/Waiver of Jury Trial:**

By accessing this web site, or using information on this web site or links to other websites, as user, you specifically agree that any dispute including, but not limited to any and all controversies, disputes or claims arising under, or relating to the use of this website or using information on this website (or links to other websites), or any dealings with the Association or Manager, or any controversy, dispute or claim arising by virtue of any representations, omissions, promises or warranties alleged or implied to have been made by the Bella Charca HOA or its' manager shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§ 1 et seq.) or, if applicable, by similar state statute, and not by or in a court of law. All decisions respecting the arbitrability of any dispute shall be decided by the arbitrator.