

BROOKHAVEN HOMEOWNERS ASSOCIATION, INC. FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET (In compliance with Florida Statutes, Chapter 720.303(7))

As of: January 1, 2025

Q: What are my voting rights in the Homeowners Association?

A: One vote per unit.

Q: What restrictions exist on my right to use my unit?

A: Refer to Rules & Regulations and Homeowners Documents. All exterior Alterations or Improvements must be approved in writing by the Board of Directors.

Q: What restrictions exist on the leasing of my unit?

A: Refer to Homeowners Documents and Rules and Regulations for restrictions. May rent unit once in a 1 year period. Must file a tenant application approval form, two weeks prior to a tenant moving in. The form is available here: <https://www.brookhaven-hoa.com/p/Sales-Leasing>

Q: How much are my assessments to the Homeowners Association for my unit type and when are they due?

A: Assessments are due on the first of the month. For the specific amount of assessments, please check with Management Company prior to closing or go to <https://www.brookhaven-hoa.com/>

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: Yes. Ridgemoor Master Association, Farrell Park/Tealwood/Brookhaven Homeowner Association and Brookhaven Homeowners Association. Brookhaven HOA only manages the Brookhaven Assessments. For information how to reach each HOA please go here: <https://www.brookhaven-hoa.com/p/Management>. Check with each HOA to verify your voting rights.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: Yes. Access to Ridgemoor tennis facilities requires purchase of key fob from Ridgemoor Master Association.

Q: Is the Homeowners Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: None known.


Q: How does a resident request a code for the entrance gate or request a new remote?

A: This is managed by the Ridgemoor Master Association, property management company, Harbeck. It is not managed by Brookhaven. Please contact Harbeck. Contact details can be found here: <https://www.brookhaven-hoa.com/p/Management>

Q: Does Brookhave HOA have a website?

A: The Brookhaven HOA website is <https://www.brookhaven-hoa.com/>. BFinance reports, association notices and meeting minutes, association documents and more can be found on this website. As a homeowner, you have to register on the website to be able to view all of the pages.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE, A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES EXHIBITS HERETO, THE SALES CONTRACT, AND ALL THE HOMEOWNERS DOCUMENTS.

Signed  _____

President