

INTRODUCTION TO BOUNDBROOK

Thank you for your interest in the Boundbrook Condominium Community. We are a 55+ community. At least one household resident must be 55 years of age or older. Children under the age of 18 are not permitted as permanent residents.

Our 222 unit condominium complex is arranged in groupings, or Clusters, of 14 to 40 units each, providing a more intimate feel to the community living experience. Each cluster has a Director and an Alternate Director, who are in charge of that cluster. These cluster directors, who are also condominium owners, comprise our governing Board of Directors, who are responsible, along with our president, vice-president, secretary, and treasurer, for overseeing the day-to-day operations of the community. They do this with the assistance of multiple volunteers on various committees, as well as our property management company. We always are looking for more residents to help out.

As with all condo communities, when you buy here, you own your unit, but the exterior parking areas, grounds, clubhouse, and pool, etc., belong to all of us as a group. Payment for maintenance of these common elements comes from the monthly assessments which each unit owner pays. These can vary depending on status of expenses and reserve requirements. These monthly condo dues also include water and sewer expenses for each unit, as well as basic cable TV access through Comcast.

In order to make living as pleasant as possible for all, certain rules and regulations have been established, with the expectation that all who live here will abide by them. Below are just a few examples:

- 1) We are an ownership, not a rental community.
- 2) We allow parking for ONLY ONE VEHICLE PER UNIT, with few exceptions, depending on Cluster policy.
- 3) We are a no DOG community. However, two indoor cats, quiet birds in a cage, and fish in tanks are permitted. No exotics please!!
- 4) No condo purchase can close here without an application for membership being accepted by our Board of Directors. This process can be explained to a buyer upon presenting a signed purchase contract to our property management company. Purchasers with mortgages are required to put 20% down in Escrow to satisfy Boundbrook requirements and be able to receive an application.
- 5) Personal alterations and landscaping are tightly regulated.

All purchase contracts should be submitted to the office Century Management Consultants (CMC) at 2950 Jog Road, in Greenacres, FL. 33467. Their phone number is 561-641-1016. Their E-mail address is www.cmcmanagement.biz. They will present you with an application for membership in the Boundbrook community and explain the procedure of the vetting process to you at that time.

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