



CLEARBROOK COMMUNITY ASSOCIATION
1 Clearbrook Drive, Monroe Township, NJ 08831
p. (609)-655-2706 f. (609)-655-9688
www.clearbrook-nj.com

Once Under Contract - Contracted Buyer Information

No financial information will be provided until this form, the Disclosure Statement AND the Architectural Agreement are ACCURATELY COMPLETED & returned to: Susan Rykus, Resident Coordinator, srykus@taylormgt.com

Unit Address: _____ Section #: _____

PART 1 – BUYER

Name(s)*: _____

*(If LLC or Trust) agent/trustee name(s): _____

Phone #: (____) _____ E-mail: _____

Buyer vehicle license plate numbers*: _____

***REQUIRED FOR GATE ENTRY**

Mailing address (if **NOT** going to live at above address):

Street _____ City _____ State _____ Zip _____

PART 2 – BUYER'S ATTORNEY AND/OR TITLE COMPANY

Name: _____

Phone #: (____) _____ E-mail: _____

PART 3 – OCCUPANCY – INFO. REQUIRED PER N.J. DEPT. OF COMMUNITY AFFAIRS.

This unit will be (select one):

____ **Unoccupied** and reselling

____ **Renter occupied** (_____)
Realtor Name Realtor Phone Realtor E-mail

____ **Buyer occupied** and/or occupied by a family member (move-in date: _____)

PART 4 – **OCCUPIED UNITS** LIST **ALL** RESIDENTS (INCLUDING BUYER, IF APPLICABLE)

Resident name: _____ Relationship to buyer: _____

Resident name: _____ Relationship to buyer: _____

Resident name: _____ Relationship to buyer: _____

Resident phone #: (____) _____ E-mail: _____

Additional resident vehicle license plate #s*: _____

***REQUIRED FOR GATE ENTRY**

PART 5 – ACKNOWLEDGEMENT

Contracted Buyer Signature: _____ Date: _____

Contracted Buyer Signature: _____ Date: _____

TO FACILITATE GATE ENTRY

ALL buyers MUST contact the Clearbrook Administration office after closing at (609) 655-2706.



DISCLOSURE STATEMENT FOR PROSPECTIVE PURCHASERS

ONCE UNDER CONTRACT, e-mail this form to Susan Rykus, srykus@taylormgt.com

The "Purchaser(s)*" _____, has/have contracted to purchase the unit located at _____ within the Clearbrook Community Association, (the "Association"), and the Clearbrook Condominium Association, (the "Condominium"), Section No. _____. The closing date is estimated to be _____.

The Association is a community association formed in accordance with the laws of Monroe Township and the State of New Jersey and the Condominium is governed by the New Jersey Condominium Act, N.J.S.A. 46:8B-1, et seq. Upon purchase of such unit, the Purchaser will automatically become a member of the Condominium, Section No. _____, and the Clearbrook Community Association. The Board of Directors of the Association and the Board of Directors of the Section Condominium seek to ensure that *new purchasers* of units within the Association and the Condominium *receive adequate notice of the rights and responsibilities incumbent upon all members of the community*.

NOW THEREFORE:

1. Purchaser acknowledges that copies of the Master Deed and Bylaws of the Clearbrook Condominium Section No. _____ and the Bylaws of the Clearbrook Community Association will be obtained prior to closing. **(Copies are to be furnished by Seller.) Documents may be viewed at www.clearbrook-nj.com under the "governing documents" tab prior to closing.**
2. Purchaser agrees to abide by and comply with the terms of the Clearbrook Community Association's Bylaws, Rules and Regulations, the Clearbrook Condominium Association's Master Deed, Bylaws, Rules and Regulations and all amendments and addenda thereto.
3. Purchaser agrees to abide by and comply with the **Federal Fair Housing Amendment Act of 1988 (FHA) and the Monroe Township Ordinance requiring "one resident of the premises must be 55 years of age or older and all other residents must be at least 48 years of age." Proof of age of all persons residing in the unit (driver's license, passport, or birth certificate) must accompany this document.**
4. Purchaser acknowledges that Clearbrook is a qualified age restricted community, as defined by the FHA, **not an assisted living facility**. Although there is a 24-hour emergency nursing service within the community, the nurses are not equipped to handle or aid residents requiring daily assistance as is available in nursing homes, assisted living facilities or via visiting nurse services.
5. Each purchaser of a unit in Clearbrook is required to pay a non-refundable membership fee to the Master Association of \$1,695.00 and a non-refundable sum of \$100.00 for administrative fees. Each purchaser is also required to pay a non-refundable membership fee to the Condominium Association of \$_____ to be paid at closing. Purchaser must obtain written confirmation of the common expense account for the unit being purchased by requesting a **Statement of Accounts** from Taylor Management (Celeste Tortorici/celestet@taylormgt.com). Any past due charges not paid at closing will become the responsibility of the purchaser.

ACKNOWLEDGEMENT OF RECEIPT:

By signing his/her/their names below, the undersigned affirmatively acknowledge(s) that he/she/they have read, understood and consented to the information contained within this statement.

Purchaser's Signature

Date

Purchaser's Signature

Date

***If LLC or Trust, Print Name(s) of Managing Agent(s) or Trustee(s)**

Phone Number



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OFFICIAL SECTION NAMES AND MEMBERSHIP FEES**

Clearbrook Condominium Association No. 1	\$ 1,712.00
Clearbrook Condominium Association No. 2	\$ 1,728.00
Clearbrook Condominium Association No. 3	\$ 1,500.00
Clearbrook Condominium Association No. 4	\$ 1,300.00
Clearbrook Condominium Association No. 5	\$ 1,368.00
Clearbrook Condominium Association No. 6	\$ 1,629.00
Clearbrook Gladstone Village Condominium Association No. 7	\$ 1,000.00
Clearbrook Hampton Village Condominium Association No. 8	\$ 1,935.00
Clearbrook Kensington Village Condominium Association No. 9	\$ 1,386.00
Clearbrook Lancaster Village Condominium Association No. 10	\$ 1,665.00
Clearbrook Malden Village Condominium Association No. 11	\$ 1,521.00
Clearbrook Nottingham Village Condominium Association No. 12	\$ 1,323.00
Clearbrook Oxford Village Condominium Association No. 14	\$ 1,548.00
Clearbrook Pickwick Village Condominium Association No. 15 Inc.	\$ 1,000.00
Clearbrook Queensway Village Condominium Association No. 16 Inc.	\$ 1,323.00
Clearbrook Regency Village Condominium Association No. 17 Inc.	\$ 1,467.00
Clearbrook Stuart Village Condominium Association No. 18A Inc.	\$ 1,386.00
Clearbrook Tudor Village Condominium Association No. 18B Inc.	\$ 1,170.00

In addition to the fees above there is a \$1,695.00 closing contribution fee for membership in the Clearbrook Community Association, a \$100.00 CCA administrative fee and a \$295.00 administrative fee payable to Taylor Management Company.

****Fees are subject to change and are not final until a Statement of Accounts is issued prior to closing.**



**ARCHITECTURAL AND LANDSCAPING MODIFICATIONS
CHIMNEY INSPECTION AND CLEANING
UNIT OWNER AGREEMENT AND DISCLOSURE**

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Upon purchase of such unit, the Purchaser will automatically become a member of the Condominium, Section No. _____, and the Clearbrook Community Association. The Board of Directors of the Association and the Board of Directors of the Section Condominium seek to ensure that *new purchasers* of units within the Association and the Condominium *understand their responsibilities as a new unit owner within the section of Clearbrook*.

NOW THEREFORE:

1. Purchaser acknowledges that an application for any interior or exterior architectural or landscape changes/additions/replacements to the unit **must be submitted** to the Clearbrook Administration Office and approved by the Architectural Committee, the Section Board and the CCA Board prior to the start of construction.

List ALL planned modifications as indicated above (including HVAC replacements and satellite dish installations). If no work planned, write "none": _____

2. Purchaser agrees to abide by Clearbrook's **regulations** for architectural and landscape modifications.
3. Purchaser is aware that plumbing, electrical and air conditioning contractors must be **state licensed and insured** to be permitted to work on any unit in the Clearbrook Community.
4. Purchaser is aware that should your unit come with a **fireplace/chimney**, you are responsible for the inspection and cleaning of both. Purchaser is also aware that a certificate from a licensed/certified and insured chimney inspector/cleaner must be submitted once per year to your Section #____.
5. Purchaser is aware that certain improvements require a **township permit** and that obtaining a Monroe Township permit is their responsibility and that **ANY** such improvement **ALSO** requires association approval. *Purchaser is also aware that all current unapproved, unpermitted improvements transfer to the new owner.*
6. Purchaser understands that if any one or all of the items agreed upon are not followed, there will be a **\$66.00 per day fine up to a maximum of \$660 per incident**.

ACKNOWLEDGEMENT OF RECEIPT:

By signing his/her/their names below, the undersigned affirmatively acknowledge(s) that he/she/they have read, understood and consented to the information contained within this statement.

Purchaser's Signature

Date

Purchaser's Signature

Date

***If LLC or Trust, Print Name(s) of Managing Agent(s) or Trustee(s)**

Phone Number