

## **WELCOME TO BOUNDBROOK**

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

Our 222-unit condominium complex is arranged in groupings of 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 oversee that cluster. These cluster directors, who are also condominium owners, comprise our governing Board of Directors, along with our president, vice-president, secretary and treasurer; They oversee the day-to-day operations of the community. They do this with the assistance of multiple volunteers on various committees. We are always looking for more residents to help out.

As with all condominium communities, when you buy in Boundbrook, you own your unit, but not the exterior parking area, grounds, clubhouse, pool, etc., these belong to the community. Payment for maintenance of these common elements comes from the monthly assessments which each unit owner pays. The assessment amounts can vary depending on the status of expenses and reserve requirements for each cluster. These monthly condominium dues also include water, sewer, and garbage pick-up expenses for each unit, as well as Comcast premium cable TV and Xfinity High-speed internet access with Wi-Fi .

Boundbrook Condominium is an owner-occupied community. We are not a rental community, we do not allow Airbnb, VRBO or any other type of vacation rentals.

To make living as pleasant as possible for all, rules and regulations have been established, with the expectation that all who live here will abide by them. Please become familiar with all our governing documents.