

Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd. ~ Vero Beach, Florida 32962

Phone (772) 567-0808 ~ Fax (772) 567-2551

Jeff@archoice.com ~ Jessica@archoice.com

Dear Prospective Buyer,

So you're thinking of purchasing property at Stoney Brook Farm. We are excited that you have chosen our beautiful community!

Our office is responsible for managing this association. Upon closing we are also responsible for the collection of maintenance assessments, which are due semi-annually on the first of January and July. Once you close, our office will send you an **information sheet with payment options**.

Your management team is Jeffrey DeVore - Manager; Jessica Brown - Administrative Assistant to the Manager; Angie Theall - Accountant. Please contact us with any questions or concerns.

We ask that you complete the enclosed **New Buyer Packet** and return it to us so that we are sure to have the correct closing information on file prior to your purchase.

If there is any information that you feel is missing from this packet, please contact us, as we aim to provide concise information for all your association needs.

Once we receive the Warranty Deed from the closing agent/title company, we can change our association records to reflect the new ownership information. This will prompt our office to send you a Welcome Packet with additional information after closing.

We look forward to meeting you!.

Sincerely,

Jeffrey DeVore

Jeffrey DeVore
Community Association Manager
AR Choice Management, Inc.

Stoney Brook Farm Property Owners Association, Inc.

NEW BUYER PACKET

Please complete the New Buyer's Packet and Return to AR Choice.

Please return a copy of the executed Sales Contract.

Mail/Drop-Off:

A.R. Choice Management, Inc.
100 Vista Royale Blvd.
Vero Beach, FL 32962

Email:

Jeff@archoice.com
Jessica@archoice.com

Fax:

(772) 567-2551

Stoney Brook Farm Property Owners Association, Inc.

HOMEOWNER QUESTIONNAIRE

Prospective Buyer's Names:

Buyer #1: _____

Buyer #2: _____

Property Address #: _____

Local Phone Numbers:

Home: _____

Work: _____

Cell: _____

Email Address: _____

Alternate mailing address (if different from property address):

Phone Numbers at Alternate Address: Home: _____

Work: _____ Cell: _____

Do you wish to be listed in the resident directory? Yes _____ No _____

Should your email address be included? Yes _____ No _____

Name(s) of person(s) other than homeowner to contact in case of emergency:

Name: _____

Phone Number: _____ Email: _____

Date: _____

INTENDED USE OF UNIT

Are you purchasing this unit for;

(_____) Personal Housing (_____) Rental to others (_____) For Relatives

Will the unit be occupied:

(_____) Year Round () Seasonal (_____) Other: _____

PLEASE RETURN THIS FORM TO OUR OFFICE.

Stoney Brook Farm Property Owners Association, Inc.

ITEMS TO BE TURNED OVER AT CLOSING BY SELLER

AT CLOSING, THE SELLER(S) MUST PROVIDE:

_____ A COPY OF THE ASSOCIATION'S "GOVERNING DOCUMENTS" WHICH INCLUDES THE ARTICLES OF INCORPORATIONS, DECLARATION OF COVENANTS, AND BY-LAWS TO THE BUYER(S) AND AMENDMENTS (if any).

If seller fails to provide a set of Documents, to Buyer, a copy may be obtained by A.R. Choice Management at the following cost. Please initial which set of documents you require.

- (a) _____ Already have a set of Documents from the Seller.
- (b) _____ Request Electronic set of Documents (forwarded to my e-mail) at a cost of \$25.00 made payable to A.R. Choice Management (no cash or credit card please).
- (c) _____ Request Hard set set of Documents at a cost of \$75.00 made payable to A.R. Choice Management (no credit cards please).

I (we) understand that we are moving into a deed-restricted community. I (we) hereby agree to abide by all Documents and Rules and Regulations of Stoney Brook Farm Property Owners Association, Inc., a copy was received from the Lessor/Seller.

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Consent to Receive Stoney Brook Farm Notices Via Electronic Transmission

In order for the Association to send via email, notices that would otherwise require regular postal mailing, the Association must receive and keep in the records this written consent form. Therefore, the board requests that you sign and date this document and send it via regular mail, certified mail, other commercial delivery service, fax message, email attachment, or hand delivery to:

Stoney Brook Farm
c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd, Vero Beach, FL 32962
jessica@archoice.com

I/we, _____, owner(s) of _____ consent to receive via electronic transmission all and any documents, notices, or invoices that the board of association may elect to send to me, or is otherwise required to send to me as an owner.

The email address(es) to use for those notices is/are:

_____ @ _____
_____ @ _____

I/we agree to notify the Association if at any time there is a change in my/our email address, but such notification of a new address shall not constitute a revocation in the electronic consent.

I/we understand that I/we may revoke this consent at any time by delivering in the same manner as this consent my/our written and signed instruction to revoke consent. I/we also understand that should the board of the association experience two consecutive unsuccessful attempts to send any notice, that such experience constitutes an automatic revocation of my/our consent.

Signature Date

Signature Date

**Stoney Brook Farm
VOTER'S CERTIFICATE**

We, the undersigned, being all the owners of _____ do hereby certify that the following named one of us is the authorized voter for the foregoing unit and shall remain such designated voter until this certificate is revoked by subsequent certificate:

NAME(S) ON WARRANTY DEED: _____

DESIGNATED AUTHORIZED VOTER: _____

(An Authorized Voter can only be the designated Grantee(s) as reflected in the Warranty Deed)

DATE THIS FORM WAS COMPLETED ____/____/____

(Select the signature category below which describes your form of ownership and sign in the appropriate places):

(a) We are all natural persons who are owners of the above described lot.

Owner

Owner

Owner

(b) We are the President or Vice-President, and Secretary or Assistant Secretary of the corporation, which owns the above described lot.

President/Vice President

Secretary/Assistant Secretary

(c) I am a General Partner of the general or limited partnership, which owns the above described lot.

General Partner

(d) I am the trustee of the trust, which owns the above described lot.

Trustee