

DISCLOSURE SUMMARY  
FOR  
BROOKSIDE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

1. As a purchaser of a property in this community, you **will be** obligated to be a member of a Homeowners' Association.
  
2. **Governing Documents** – You, your tenants, and your guests will be subject to:
  - a. Declaration of Covenants, Conditions and Restrictions – as filed in Book 8504 Pages 1642 to Page 1675 and Book 1851 Pages 347 to Page 354 in the public records of Escambia County.
  - b. Articles of Incorporation – as filed in Book 1851 Pages 355 to Page 362 in the public records of Escambia County.
  - c. By-Laws – as filed in Book 1851 Pages 363 to Page 369 in the public records of Escambia County.
  - d. Any and all Rules, Regulations, and/or Policies as passed by the Brookside Townhomes Board of Directors (hereafter referred to as “the Board”).
  - e. You understand that these documents may be changed or modified, and that any change could affect your rights and abilities as they relate to your townhome, including the ability to rent your townhome on a short-term basis and the right to use certain common property by tenants and guests. Any changes to the governing documents are subject to the modification terms contained therein.
  
3. **Parking**
  - a. You understand that each townhome includes only a limited the number of parking spaces.
  - b. You and/or your tenants are limited to the number of parking spaces designated for your townhomes only.
  - c. All spaces are designated with the townhome number or marked as “visitor.”
  - d. You understand that visitor spaces are to be utilized for visitors only, not residents.
  - e. Vehicles owned by you, your tenants, and/or guests which are parked in other private spaces or visitor spaces will be towed at your expense.
  
4. **Pets**
  - a. You understand the governing documents limit the number, type and size of pets that may be kept by you, your tenants, and your guests.
  - b. You understand that all animals must be kept inside and no fences or other barriers may be erected temporarily or permanently.
  - c. Any service and/or emotional support animals must be approved by the Board.
  
5. **Exterior Modifications**
  - a. You understand that you may not modify any portion of your townhome which is visible to the outside without the express prior written approval of the Board, through the approval process outlined in the governing documents.
  - b. You understand that the Board is not responsible for any costs incurred with your failure adhere to the exterior modifications, including the cost to remove unapproved modifications.

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- c. To assist you understanding the requirement and limitations, the Board has developed an Exterior Modifications Specifications sheet. Should you have any questions, you should contact the property manager.

**6. Violations**

- a. Violations of the documents stated in section 2 above or sections 3 and 4 could result in fines, liens or other legal action.
- b. You understand that **no lease or agreement you may have with a tenant, vendor, or guest can be in conflict with the governing documents.**

**7. Assessments**

- a. You **will be** obligated to pay monthly assessments to the Association, as well as any special assessments approved by the Board. All assessments are subject to periodic change.
- b. You **will be** required to provide a deposit, to be collected at the closing of the sale, in an amount equal to two (2) quarters dues as of the date of the closing. This deposit is not a prepayment of dues and will be refunded to you upon sale of your property. The Board reserves the right to apply this deposit to any outstanding amount owed to the Association.
- c. Your failure to pay any assessments could result in a lien on your property.

- 8. The statements contained in the disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the governing documents stated in section 2 above before purchasing the property.

- 9. Owners, residents, and prospective purchasers are encouraged to review the information at [www.brooksidepensacola.com](http://www.brooksidepensacola.com). Any questions can be directed to the association's property manager.

- 10. You must remedy the architectural violations and/or necessary repairs/maintenance items at the property within 60 days of closing of the sale. If you fail to remedy these violations, the Association will make the required actions and bill you for the associated costs. Noted violations are listed below:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date