

FREQUENTLY ASKED QUESTIONS BRINY BREEZES SALES

Listed below are some questions frequently asked by prospective purchasers. It is important to note that the below statements are simply summary in nature and are not inclusive of all information. Prospective purchasers should refer to complete Briny Breezes Proprietary Lease, Articles of Incorporation, By-Laws and Rules.

Q1: Where could a prospective purchaser begin to learn about the community of Briny Breezes?

A1: The Briny Breezes website (www.brinybreezes.us) is an excellent starting place to learn about the history, clubs, amenities, and people of this community. Located on the website are owners-only sections as well as sections available for public viewing. Also available on the website for public viewing are current and past editions of the Briny newsletter called *The Bugle*.

Q2: What is meant by the phrase “The Briny Way”?

A2: “The Briny Way” is a phrase used to describe the culture of kindness, caring, friendliness, and compassion that exists within our community. It is how we treat each other at Briny Breezes. There is also a charitable side to this community which pulls together to sponsor an annual Bazaar where the majority of proceeds go to local non-profit organizations. As a prospective purchaser, you will find “The Briny Way” phrase as one of the most important examples of what makes our community such a unique and special place.

Q3: What are the governing documents for Briny Breezes?

A3: The Owner’s Proprietary Lease, Articles of Incorporation, By-Laws, and Rules of the Corporation are the governing documents for Briny Breezes.

Q4: Is it important for prospective purchasers to read the Briny Breezes By-Laws and Briny Breezes Rules? As a prospective purchaser, where can I find copies of the Briny Breezes By-Laws and the Briny Breezes Rules?

A4: Yes, it is important (and required) to read the Briny Breezes By-Laws and the Briny Breezes Rules. By their signature on the application for membership into the Cooperative of Briny Breezes, potential applicants agree to have read/abide by the Briny Breezes By-Laws and Briny Breezes Rules. The Briny Breezes By-Laws and Rules are available on the website (www.brinybreezes.us) or by email from brinybookkeeper@gmail.com.

Q5: Is there a “Briny Breezes Orientation” offered for new owners?

A5: Yes, there is an orientation that all new adult shareholders (and transferees) and their spouses are required to attend. This is an opportunity to become more acquainted with the community as the orientation highlights some of the history, events, governing structure and amenities and rules. It is also an excellent opportunity to ask questions and meet other new members. The orientation lasts about an hour and is offered at least once a month. The office maintains the current dates/times when an orientation is available.

Q6: How much are my assessments by the Corporation and when are they due?

A6: Each year the Briny Breezes Board of Directors approves a budget for the Corporation of Briny Breezes. The amount assessed, per share, varies each year; the amount for 2021-2022 is \$130.92 per share. The assessments are payable quarterly. Assessments cover park operation and maintenance, cable/TV access, water, sewer, and garbage and debris pick-up. Individual shareholders are responsible for personal utilities and internet/Wi-Fi. In addition to assessments paid to the Corporation, shareholders pay their own annual property taxes to Palm Beach County.

Q7: Who contracts and pays for Emergency Medical Services/Fire protection/Police protection?

A7: The Town of Briny Breezes contracts the services. The expense is shared between the Town's collection of taxes and the percentage of the amount paid by the Corporation as budgeted.

Q8: What are my voting rights in Briny Breezes Corporation?

A8: After a period of thirty (30) days, a new shareholder is eligible to vote at annual and/or special shareholder meetings. Each shareholder shall have the right to vote the number of shares indicated on their stock certificate at all elections. Potential shareholders should familiarize themselves, in particular, with Article VIII (Voting Rights and Voting Procedures by Stockholders) of the Briny Breezes By-Laws.

Q9: Are there restrictions which exist on my right to use my mobile home site?

A9: Yes, there are restrictions on your mobile home site that must be followed. Shareholders must abide by all of the limitations and restrictions outlined in the Briny Breezes By-Laws and Briny Breezes Rules. Prospective shareholders should be aware of all the restrictions (e.g. transfers, pets, occupancy, noise, parking, improvements, hot tubs, guests, condition of lots) and understand that the Association is entitled to levy fines for violations and enforce the restrictions by other means.

Q10: What restrictions exist in the renting (sub-leasing) of my mobile home or mobile home site?

A10: There is a 3-year moratorium on renting (sub-leasing) after purchase. There are various other restrictions that exist regarding the renting (sub-leasing) of a Briny Breezes mobile home or mobile home site. Prospective purchasers should thoroughly familiarize themselves with these restrictions located in Section 7.80 Sub-Leasing of the Briny By-Laws.

Q11: Is Briny Breezes susceptible to unpredictable weather conditions such as hurricanes, king tides, and flooding?

A11: Similar to most South Florida barrier island communities, Briny Breezes is susceptible to unpredictable amounts of rainwater, wind, flooding, and rising sea level issues associated

with living in South Florida. These ongoing environmental challenges are continually monitored and addressed by management and the Board of Directors. Drainage pumps, located in certain areas of Briny Breezes, assist in mitigating effects of king tides and excessive rainwater which can cause flooding. See FEMA flood maps for additional guidance.

Q12: Am I required to pay land use fees for recreational or other used facilities? If so, how much am I obligated to pay annually?

A12: No, there are no land use fees required for shareholders to use the facilities at Briny Breezes. There are a large number of optional clubs and organizations (e.g. shuffleboard, art league, bingo, garden club, ping pong, square dance, zumba) that are run by residents. These optional clubs and organizations charge nominal dues (usually \$3.00-\$5.00) per year to cover supplies and club activities. A complete listing of clubs and activities can be found on the Briny Breezes website.

Q13: Is this organization (or other mandatory membership organization) involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A13: There are no court cases in which this organization is currently involved.

Q14: Do I need Title Insurance?

A14: Title Insurance is not required for purchasing a home in a Cooperative.

Q15: Are pets allowed at Briny Breezes?

A15: Yes, in pet sections only, one pet is permitted per residence. All pet owners must provide a current and annual vaccination, immunization, and veterinarian records for the animal. All prospective purchasers should be familiar with applicable rules and by-laws regarding pets.

Q16: Is there available parking of vehicles at Briny Breezes?

A16: Residents are provided parking for one vehicle and the vehicle must be parked in the owner's driveway or designated spot only. All vehicles must have a current Briny Breezes parking sticker. If the unit has an extra parking space, one additional vehicle may be parked, but the additional vehicle must have a current Briny parking sticker and be approved in writing by a Director from the District where the vehicle is to be parked.