

SALES AND MEMBERSHIP PROCESS FOR BRINY BREEZES INC.

All prospective members/buyers must: Submit the Application for Membership to be approved by the Sales and Rentals Approval Committee. New owners/member(s) are required to attend an in-person Orientation. All shareholders on the Stock Certificate must participate.

The following items need to be submitted all together to the Briny Breezes Management Office when there is a buyer:

1. **Original Title to the Mobile Home**
2. **Original Stock Certificate** (Affidavit if original is not found)
3. **Agreement to Purchase** – Sample attached or use Realtors or Closing Agent contract
4. **Application for Membership for Briny Breezes, Inc.** – attached
5. **Signed FAQ (Frequently Asked Questions) form**
6. **Criminal and Financial/Credit Background** reports required (must include check with application) for each applicant(s) and any other adults (over 18) living in unit over 30 days per year.
7. **Two Letters (2) of reference for each applicant** – should address the relationship with the person, character traits that would make a good neighbor, length of time known, with a signature, printed name and contact information. If they are from Briny that would be preferred. Please do not include family members or the selling owner or realtor. Recommendations from a couple count as one recommendation per applicant.
8. **A Cover letter from you, the applicant(s) introducing yourself/selves** and letting the Committee know a bit about how you learned about Briny and why you want to be part of the community.
9. **Copy of Driver's license for each applicant**
10. **Copy of Trust (if applicable) ALL pages**
11. **Check to Briny Breezes, Inc. for \$100.00 for Transfer/Application Fee**
12. **Inspection of Unit by Florida Licensed Home Inspector** – a color copy in an electronic format must be submitted. A corrective plan of action must be submitted with the inspection report addressing community health, safety and welfare issues and issues not compliant with the Briny Breezes governing documents. (example document included in package)
13. **Check to Briny Breezes Inc. for \$40.00 for mailbox re-key, if applicable.**

The buyer(s) must read the Briny Breezes By-laws, and the Briny Breezes Rules, which can be found on the Briny website at www.brinybreezes.us or you may contact brinybookkeeper@gmail.com to receive copies via email. Buyer(s) must read and sign the FAQ (Frequently Asked Questions) list included in this package.

The seller may select a title company to use for their closing in accordance with State Law. The Closing can be done through the mail/zoom if buyer and seller cannot attend in person. Many title companies are listed in the telephone book or online. We can also provide you with Lawyers/Closing agents that have done work with us in the past. These are for your convenience but not to be considered a recommendation.

The current year's Briny Breezes, Inc. assessment and any unpaid prior assessment will be prorated at closing. Palm Beach County Property Taxes will also be pro-rated at closing.

A list of common Closing Fees is below (approximate)

- Closing fee: Title Company Charges +/- \$500 to \$1500 per side
- Wire fee; \$35 to \$50
- Recording fees: \$97.70
- Transfer Fee to Briny: \$100
- Tag Transfer Fee: \$160 for single wide, \$320 for double wide
- Transfer tax on deed: .007 times the sale price

Closing date should be set up approximately 2 weeks after Committee Approval

ALL PAPERWORK NEEDS TO BE IN THE OFFICE NO LATER THAN TWO (2) WEEKS BEFORE EACH COMMITTEE MEETING TO BE CONSIDERED FOR THAT MONTH'S MEETING.

Committee meetings are held on the last Tuesday of each month. If you have any questions, please contact the Briny Breezes Office at 561-276-7405 or Brinybookkeeper@gmail.com

Briny Breezes, Inc.
Sales and Membership Requirements

To: Sellers and Buyers, Realtors and Home Inspectors:

The following is not inclusive but highlights the requirements for those making a purchase and applying for membership.

#1. Inspection requirements

The Briny Breezes Board of Directors requires that property being purchased have an inspection by a Florida licensed home inspector. In addition to standard issues addressed in a home inspection, the following Briny Breezes Rules and any relevant building codes must be addressed in the inspection report.

Rule C.1.a.iv

Each purchaser applying for membership in the corporation will have the property/unit inspected by a Florida licensed (home) inspector in part to determine if the property/unit is in compliance with the Requirements set forth in these Briny Rules Section B, #'s 4. Anchoring Trailers; 8. Fire Prevention & Storage of Miscellaneous Items; 9. Condition of Lots; 10. Shutters; and any relevant Town codes. Further, if the inspection reveals health or welfare deficiencies, a plan of action with a timeline must be submitted prior to approval.

Rule B.4 ANCHORING TRAILER – Mobile homes in Districts I through IV must be anchored by approved hurricane anchors. *The number and condition are considered critically important to the Co-Op and the owner*

Rule B.8 FIRE PREVENTION & STORAGE OF MISCELLANEOUS ITEMS – The lot and space around all mobile homes must be kept free of litter, rubbish and flammable material. No toxic or hazardous materials shall be stored or left under mobile homes. Rubbish fires are prohibited. No open flames are permitted, with the exception of propane-operated devices.

Rule B.9 CONDITION OF LOTS – All lots and mobile homes must be kept in acceptable and safe condition. In case of neglect of lessee to maintain his lot and mobile home in acceptable condition, the management, after due notice in accordance with the Violation and Fining Procedure in Appendix I, may put lot and mobile home in acceptable condition, charging expense of such to lessee.

- Units must be free from mold, mildew, and algae.
- Units must have no peeling or chipping paint.
- Units must have no rusty nails, screws, or fasteners.
- Units must have no machinery, tools, or supplies visible around exterior of units except during the time they are being used at that unit.
- Units must have no ripped and dangling screens; broken, loose glass; or awnings, shutters, or gutters improperly attached to unit.

Rule B.10 STORM SHUTTERS – Storm shutters shall be constructed of/suitable materials (no pressed board) and shall be maintained in good condition.

SMOKE DETECTORS: Please see Code of Federal Regulations § 3280.209 and Florida Statute 553.883.

Please note: Certain electrical, plumbing, tie-downs and other home improvements require building permits in Briny Breezes, as in any city or town. Be sure to Check with the Town Hall (561) 272 5495 for guidance.

#2. Other Rules requirements:

C. SALES AND RENTALS

1. SALES – STOCK SHARES (LOT LEASES) – MOBILE HOMES: It is the intent of the stockholders of Briny Breezes, Inc. to permit only single -family membership. Each residence shall be used only as a single- family residence.

a. Sales

- i. To ensure an orderly transfer, we require that all stock shares and mobile home sales be processed through the Corporation Office.
- ii. There will be a transfer/application fee (\$100.00) on all stock share sales, payable to Briny Breezes, Inc.
- iii. Each purchaser applying for membership in the Corporation agrees to allow and pay for criminal and financial background checks as permitted by law. Two letters of recommendation (preferably from Briny Breezes residents) must be received with the application. All new stockholders and all new residents shall attend a meeting with the Orientation Committee.

b. Lots

See By-laws section 3.70 for restrictions on ownership of more than one lot.

c. Mobile Homes

- ii. All mobile homes must have skirting properly attached around the entire exterior. Wood or canvas is not allowed.
- iii. All new or replacement washers and dryers are to be placed inside mobile homes.

3. By-Laws requirements

Section 2.10: PURPOSE: The purpose of Briny Breezes, Inc., is to promote the general welfare of the people in Briny Breezes Park, and to own and operate a cooperative park hereinafter referred to as The Park.

Section 3.21: Any mobile home or qualified modular home existing on a Mobile Home Site or to be placed on a Mobile Home Site in Briny Breezes must be held and/or titled in the same owner(s) names or in a single trust as permitted in Section 3.70 of these By-Laws, that appear on the stock certificate and proprietary lease for that mobile home site. A copy of the title for a manufactured home or the ownership documents for a qualified modular home shall be furnished to the Corporation within thirty days of closing.

Section 3.65: APPROVAL OF APPLICATIONS: Membership in the Corporation is at the option of the Board of Directors or by a Committee appointed by the Board of Directors and the Board reserves the right to approve or reject applications. Any person 18 years and older who is a potential stockholder or will reside in Briny Breezes for 30 days or more in any 12 consecutive months must have a background check and meet approved criteria.

Section 3.70: LIMIT ON MEMBERSHIPS

- a. Number of persons to Hold Title. A lease to an individual mobile home site and related stock may not be held in the name of more than two (2) natural persons.
- b. Prohibition on Entity Ownership. Except for the Corporation or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure, entities including but not limited to corporations, limited liability companies, partnerships and corporate trusts, may not lease or own mobile home sites nor be issued stock certificates. The foregoing shall not include trusts for estate planning purposes; however, such trusts are subject to provisions of 3.70(c), below. Trusts other than a revocable or irrevocable living trusts including but not limited to Land Trusts and Corporate Trusts are prohibited from owning a Unit.

#4. Proprietary Lease requirements

Please note Lessor is Briny Breezes, Inc and Lessee is the shareholder.

IV. Maintenance: Lessee agrees that he will keep his mobile home unit in good order and repair at his own costs and expense and will make no structural changes or additions without complying with the terms of the by-laws and regulations of the corporate Lessor.

V. Insurance: Lessee agrees that he will be responsible for carrying adequate homeowner's hazard, fire and extended coverage insurance upon his mobile home and may carry such other insurance as Lessee desires.

VII. Inspection of Leased Property and Mobile home: Lessee shall permit the Lessor or its agents to enter the said demised premises or the Lessee's mobile home at any reasonable time during daylight hours, or during any emergency during the hours of darkness, for the purpose of inspecting the lease property and the mobile home or of making repairs that the Lessee may neglect or refuse to make in accordance with the agreements, conditions and covenants of this agreement.

VIII. Licensee: It is agreed that the Lessor shall not be liable to Lessee or to any Lessee's [REDACTED], patron, guests, or licenses by reason of the condition of the leased premises of Lessee mobile home or any fixtures or personal property, located therein. It shall be the duty of the Lessee, at his expense, to maintain the interior of said mobile and the exterior of the lot in a safe condition.

IX. Sale by Lessee of Lot: In the event of a sale or transfer by the Lessee of the lot, voluntarily or involuntarily (exception, however, transfer by way of pledge only or in trust with occupancy retained by the Lessee) and upon due notice of the Lessor of said sale or transfer, all occupancy rights of the Lessee and those in possession by virtue of his prior ownership shall thereupon cease and terminate, and vendee or transferee shall be deemed the owner of said lot, but without the right of occupancy unless and until the same be duly approved by the Lessor, pursuant to the terms of the Lessor corporation.

Briny Breezes, Inc.



TELEPHONE (581) 278-7405

5000 NORTH OCEAN BLVD.
BRINY BREEZES, FLORIDA 33435

**APPLICATION FOR MEMBERSHIP IN THE COOPERATIVE
BRINY BREEZES INC.**

THIS FORM MUST BE COMPLETED, SIGNED & RETURNED 14 DAYS BEFORE COMMITTEE MEETING

LOT # _____ DISTRICT _____ COMPLETE APPLICATION RECEIVED _____

Total Mortgage/Loan Amount on Briny Breezes Property: \$ _____ Est. Closing Date _____

Loan Holder: _____ Phone: _____

Closing Agent: _____ Phone: _____

Print exactly how you want your Briny Breezes Inc. Stock Certificate to read. If the Stock Certificate will be put into a trust, please attach a complete copy of the Trust to this application. Briny Breezes Bylaws Article III, Section 3.70 states, "A lease to an individual mobile home site and the related stock certificate may not be held in the name of more than **two (2) natural persons.**"

Applicant Name(s) to be on Stock Certificate: _____

Purchasing From: _____

Applicant(s) Names (If titled to a Trust, this is the Trustee(s)) :

1. _____ BEST PHONE _____

ADDRESS _____

EMAIL _____

2. _____ BEST PHONE _____

ADDRESS _____

EMAIL _____

NAMES OF ALL OTHER PEOPLE WHO WILL BE LIVING IN UNIT OVER 30 DAYS _____

(NOTE THAT ALL PEOPLE AGES 18 AND OVER MUST HAVE A BACKGROUND CHECK)

WILL YOU BE BRINGING A PET? YES _____ NO _____ Note that all pets must be registered at the office.
(If yes, please describe breed, color, age and weight of pet)
If your animal is an ESA/Service animal, have you contacted the office? [] Yes [] No

Sales-Membership Process revised 2025

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THIS SPACE FOR OFFICE USE ONLY

Date Received _____

Applicant(s) Names _____

Sales & Rental Committee reviewed this application at its meeting on _____

☐ We recommend that the Board approve this application

☐ We DO NOT recommend approval of this application

Comments:

Signed: _____, Committee Chairperson

**BRINY BREEZES INC.
BACKGROUND CHECK AUTHORIZATION FORM**

PLEASE INCLUDE COPY OF DRIVER'S LICENSES & SOCIAL SECURITY CARD(S) TO CONFIRM IDENTITY.

If you are a non-US citizen and do not have a Social Security card, please include a copy of current identification card. Please have readable copy.

Please notify your Landlord(s), Employer(s) and Character References that we will be contacting them to obtain a reference pursuant to your application.

Please allow 30 days from date the complete application is submitted to the Briny Breezes office.

If either applicant has falsified, deliberately misled, or omitted to mention any information on your application you may not be approved for purchase, lease and/or occupancy.

I/We hereby authorize the release of all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references to Brown's Background Checks, Inc. This information is to be used for my/our background report for my/our Application for Occupancy.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Brown's Background Checks, Inc., Property Manager, and Board of Directors and the Landlord for their exclusive use only.

I/We further state the Authorization Form was signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

I/WE UNDERSTAND THAT ALL APPLICATION FEES ARE REQUIRED AND NONREFUNDABLE REGARDLESS OF THE OUTCOME OF THE APPLICATION.

Applicant's Signature	Date	Applicant's Name Printed	Social Security #
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Applicant's Signature	Date	Applicant's Name Printed	Social Security #
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PLEASE INCLUDE COPY OF DRIVER'S LICENSES & SOCIAL SECURITY CARDS TO CONFIRM IDENTITY.

Briny Breezes, Inc.



TELEPHONE (561) 276-7405

FAX (561) 274-2270

5000 NORTH OCEAN BLVD.
BRINY BREEZES, FLORIDA 33435

HOME INSPECTION REQUIREMENTS

To Home Inspectors and Buyers/Sellers:

The Briny Breezes Board of Directors requires that property being purchased have an inspection by a Florida licensed home inspector. In addition to customary issues addressed in a home inspection, the following Briny Breezes Rules and any relevant building codes must be separately addressed in the inspection report:

- **#B. 4 Anchoring Trailers** (Mobile homes must be anchored by approved hurricane anchors.) Inspection report should note the number of tie downs and their condition.

THE NUMBER & CONDITION OF TIE DOWNS IS CONSIDERED TO BE CRITICALLY IMPORTANT TO THE COOP AND THE OWNER.

- **#B. 8 Fire Prevention** (The lot and space around all mobile homes must be kept free of litter, rubbish and flammable material. No toxic or hazardous materials shall be stored or left under mobile homes.)
- **#B. 9 Condition of Lots** (Units must be free from mold, mildew, and algae; must have no peeling or chipping paint; must have no rusty nails, screws, or fasteners; must have no machinery, tools, or supplies visible around exterior of units except during the time they are being used at that unit; must have no ripped and dangling screens, broken, loose glass, or awnings, shutters, or gutters improperly attached to unit.)
- **#B. 10 Shutters** (Shutters shall be constructed of suitable materials (no pressed board) and shall be maintained in good condition.)

If the inspection reveals gross non-compliance, a plan of action must be signed and submitted by the purchaser prior to approval.

PLEASE NOTE: Certain electrical, plumbing, tie-downs, and other home improvements require building permits in Briny Breezes, as in any city or town. Be sure to check with the Town Hall (561) 272-5495 for guidance. Please also review FAQs in packet for additional information on renovating your unit.

Action Plan Protocol

1. Action plan to be submitted on form and signed by all buyers
2. Receipts documenting the work done will be submitted for each item required.
In cases in which a receipt is not possible, e.g., adjusting hot water temperature, a photograph of the adjustment may suffice.
3. Before doing work, please check with the Briny Corporate Office or Town Building Official for Building Permit requirements.

SAMPLE: HOW TO FILL ACTION PLAN

ACTION PLAN		
HEALTH / SAFETY ISSUE/Briny Rule	PROPOSED FIX	COMPLETION DATE Within 90 days or otherwise noted
<i>Example: Water heater pressure relief valve incorrectly installed</i>	<i>Licensed plumber will repair</i>	<i>1 month after closing</i>
<i>Example: Electric outlets have hot and neutral reversed</i>	<i>Licensed electrician will repair</i>	<i>1 month after closing</i>
<i>Example: Stairs have trip hazard or lack handrail</i>	<i>Trip hazard will be repaired; handrail will be installed</i>	<i>Prior to occupancy of unit</i>
<i>Example: Hot water runs too hot</i>	<i>Water heater setting will be turned down to safe limit</i>	<i>Prior to occupancy of unit</i>
<i>Example: Tie down rusted or missing</i>	<i>Licensed installer will replace</i>	<i>Before start of hurricane season or 60 days after closing, whichever is sooner</i>
<i>Example: Exterior needs painting to comply with Briny rules</i>	<i>Exterior will be painted</i>	<i>90 days after closing</i>
<i>Example: Unit lacks a 2nd point of egress</i>	<i>Licensed contractor will install additional point of egress after obtaining proper permits</i>	<i>Prior to occupancy of unit</i>
<i>Example: No inspection done; unit to be removed from lot</i>	<i>Licensed contractor will remove unit after obtaining proper permits</i>	<i>4 months after closing, otherwise home inspection required</i>
<i>Example: Skirting does not comply with Briny rules</i>	<i>Proper skirting will be installed</i>	<i>Before start of hurricane season or 60 days after closing, whichever is sooner</i>
<i>Example: Dripping faucet</i>	<i>Faucet will be fixed so it no longer drips</i>	<i>Upon closing; or new owner will shut off water until done</i>

Action Plan Form

1. Action plan to be submitted on this form and signed by all buyers
2. Receipts documenting the work done will be submitted for each item required.
In cases in which a receipt is not possible, e.g., adjusting ho water temperature, a photograph of the adjustment may suffice.
3. Before doing work, please check with the Briny Corporate Office or Town Building Official for Building Permit requirements

ACTION PLAN

HEALTH / SAFETY ISSUE/Briny Rule	PROPOSED FIX	COMPLETION DATE Within 90 days or otherwise noted

(Continue on additional page as needed)

I/we agree and understand that the above action items are for the health, safety and overall well-being of life in Briny Breezes and will complete the items within the timeframe specified and proper documentation will be provided to the office. I/we understand that if these items are not completed within the specified timeframe each item may be subject to fining. **Pursuant to Section 3 of 719.303** of the Florida Statute and **Section 7.10 of the Briny Breezes By-Laws**, fines may be levied against a unit owner for failure of the unit owner or any member of his or her family, guests, agents, employees, sub-lessees or contractors to comply with any provision of Briny Breezes Rules and Regulations or By- Laws. Fines can be assessed at up to \$100 per day with a maximum of \$1000.00 per violation.

Signed: _____ Date: _____

Printed Name: _____

Signed: _____ Date: _____

Printed Name: _____

Action Plan Form, continues from Page 1

HEALTH / SAFETY ISSUE/BRINY RULE	PROPOSED FIX	COMPLETION DATE Within 90 days or otherwise noted

AGREEMENT TO PURCHASE

I/We _____, the Seller(s),

whose address is _____

agree to sell my/our Lot # _____ and Mobile Home in Briny Breezes, Inc.

to _____, the Buyer(s),

whose address is _____

For the sum of \$ _____.

This amount represents \$ _____ Real Property & \$ _____ Contents.

There may be a list of contents attached to this form.

_____ is holding a non-refundable deposit of \$ _____
(Print Name)

pending Approval and attendance at a scheduled Orientation Meeting and Financing if applicable.

Sellers agree that there are no outstanding, unpaid or unsatisfied Mortgages, Claims of Liens or other matters, that constitute a lien or encumbrance against the property, or any of the improvements on it or any part of it against any personal property, or mobile home located on it. If such exists, a copy will be attached to this Agreement to Purchase.

Initials of Sellers

Briny Breezes, Inc. Assessment and Real Estate Taxes to be pro-rated and all other fees will be paid as customary to Seller and Buyer, unless otherwise noted.

- **Buyer will be present at closing - Yes ____ No ____**
- **Seller will be present at closing - Yes ____ No ____**

Estimated Closing Date is _____

BRINY BREEZES INC. IS NOT RESPONSIBLE FOR AND ASSUMES NO LIABILITY FOR THE CONDITION OF UNITS FOR SALE.

SELLER(S):

(Signature)

(Signature)

(Print Name)

(Print Name)

Social Security Number

Social Security Number

Date _____

Date _____

NOTARY FOR SELLER (S) (additional notary pages may be added as needed)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____
20_____ by _____

Who is personally known to me () or who produced _____
as identification.

SEAL

Notary Public

Print Name: _____

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____
20_____ by _____

Who is personally known to me () or who produced _____
as identification.

SEAL

Notary Public

Print Name: _____

My Commission Expires: _____

BUYER(S):

(Signature)

(Signature)

(Print Name)

(Print Name)

Social Security Number

Social Security Number

Date_____

Date_____

NOTARY FOR BUYER(S) (additional notary pages may be added as needed)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____
20_____ by _____
Who is personally known to me () or who produced _____
as identification.

SEAL

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____
20_____ by _____
Who is personally known to me () or who produced _____
as identification.

SEAL

Notary Public
Print Name: _____
My Commission Expires: _____

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 2024-2025 is \$207 per share. The assessments are payable quarterly. Assessments cover park operation and maintenance, water, sewer, and garbage and debris pick-up. Individual shareholders are

responsible for personal utilities. Cable/internet is assessed per unit at \$202.00 per quarter. 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 do I have on renovating my unit?

A10: Renovations must follow Briny Breezes Inc. ARC guidelines (Architectural Review Committee) guidelines, Town of Briny Breezes permits, and FEMA flood regulations:

- ARC Approval: Required for any interior or exterior changes, including structural work, doors/windows, decks, and docks.
- Town Permits: Most work needs permits—check with the Building Department before starting.
- FEMA Substantial Improvement Rule: If renovation costs exceed 50% of your unit's value, you may be required to: (1) Raise the unit to current flood elevation (often requiring full replacement, as some older units can't be elevated) (2) Update utilities and meet current building codes

These rules are standard for coastal Florida communities and strictly enforced. Please see Town of Briny Breezes for more information.

Q11: What restrictions exist in the renting (sub-leasing) of my mobile home or mobile home site?

A11: 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.

Q12: Is Briny Breezes susceptible to unpredictable weather conditions such as hurricanes, king tides, and flooding?

A12: 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.

Q13: Am I required to pay land use fees for recreational or other used facilities? If so, how much am I obligated to pay annually?

A13: 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.

Q14: 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.

A14: There are no court cases in which this organization is currently involved.

Q15: Do I need Title Insurance?

A15: Title Insurance is not required for purchasing a home in a Cooperative.

Q16: Are pets allowed at Briny Breezes?

A16: 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.

Q17: Is there available parking for vehicles at Briny Breezes?

A17: Residents are provided with 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.

SIGNATURE OF PROSPECTIVE BUYER(S)

Signature
Buyer Name (print): _____

Date

Signature
Buyer Name (print): _____

Date

National Flood Hazard Layer FIRMette



80°3'32"W 26°30'48"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2022 at 10:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Sales-Membership Process_revised 2025

Feet 1:6,000

80°2'54"W 26°30'16"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

ALL PAPERWORK NEEDS TO BE IN THE OFFICE (PER ATTACHED SCHEDULE) BEFORE EACH COMMITTEE MEETING TO BE CONSIDERED FOR THAT MONTH MEETING. If you have any questions, please contact the Briny Breezes Office @ 561-276-7405.

BRINY DATES FOR SALES PAPERWORK TO BE CONSIDERED

<u>Month</u>	<u>Date All Paperwork to Briny Office</u>	<u>Meeting Date:</u>
January 2025	Tuesday 14 th	Tuesday 28th
February 2025	Tuesday 11 th	Tuesday 25th
March 2025	Tuesday 11 th	Tuesday 25th
April 2025	Tuesday 15 th	Tuesday 29th
May 2025	Tuesday 13 th	Tuesday 27th
June 2025	Tuesday 10 th	Tuesday 24th
July 2025	Tuesday 15 th	Tuesday 29th
August 2025	Tuesday 12 th	Tuesday 26th
September 2025	Tuesday 16 th	Tuesday 30th
October 2025	Tuesday 14 th	Tuesday 28th
November 2025	Tuesday 11 th	Tuesday 25th
December 2025	TBD	TBD

S&R 2025 Meeting Schedule

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