



CLEARBROOK COMMUNITY ASSOCIATION  
1 Clearbrook Drive, Monroe Township, NJ 08831  
p. (609)-655-2706 f. (609)-655-9688  
www.clearbrook-nj.com

## Once Under Contract - Contracted Buyer Information

**No financial information will be provided until this form and Disclosure Statement are ACCURATELY completed and returned to Susan Rykus, Resident Coordinator, [srykus@taylormgt.com](mailto:srykus@taylormgt.com)**

Unit Address: \_\_\_\_\_ Section #: \_\_\_\_\_

Buyer(s) Name: \_\_\_\_\_

Phone #: (\_\_\_\_\_) \_\_\_\_\_ E-mail: \_\_\_\_\_

**Buyer's Attorney and/or Title Company:** \_\_\_\_\_  
Name

Phone #: (\_\_\_\_\_) \_\_\_\_\_ E-mail: \_\_\_\_\_

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*As per the New Jersey Department of Community Affairs, Clearbrook is required to notify the Division of Housing of non-owner-occupied units. Units occupied by a relative or trustee of the unit owner do not apply. Will this unit be Owner-Occupied? YES \_\_\_\_\_ NO \_\_\_\_\_*

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**If YES, anticipated move-in date:** \_\_\_\_\_

**If you ARE NOT going to live in the unit, mailing address is:**

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Resident name(s): \_\_\_\_\_

Relationship to owner(s): \_\_\_\_\_

Resident Phone #: (\_\_\_\_\_) \_\_\_\_\_ E-mail: \_\_\_\_\_

Will you be renting out the unit? ☐ Yes ☐ No

If yes, Realtor Name: \_\_\_\_\_

Realtor Phone #: (\_\_\_\_\_) \_\_\_\_\_ E-mail: \_\_\_\_\_

***If you plan on making any renovations to the unit, you must contact the Architectural Secretary in the Administration office to obtain an application & architectural guidelines.***

Contracted Buyer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contracted Buyer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## DISCLOSURE STATEMENT FOR PROSPECTIVE PURCHASERS

**ONCE UNDER CONTRACT**, e-mail this form to Susan Rykus, [srykus@taylormgt.com](mailto:srykus@taylormgt.com)

The "Purchaser(s)" \_\_\_\_\_, has/have contracted to purchase the unit located at \_\_\_\_\_ within the Clearbrook Community Association, (the "Association"), and the Clearbrook Condominium Association, (the "Condominium"), Section No. \_\_\_\_\_. The closing date is estimated to be \_\_\_\_\_.

The Association is a community association formed in accordance with the laws of Monroe Township and the State of New Jersey and the Condominium is governed by the New Jersey Condominium Act, N.J.S.A. 46:8B-1, et seq.

Upon purchase of such unit, the Purchaser will automatically become a member of the Condominium, Section No. \_\_\_\_\_, **and** the Clearbrook Community Association. The Board of Directors of the Association and the Board of Directors of the Section Condominium seek to ensure that *new purchasers* of units within the Association and the Condominium *receive adequate notice of the rights and responsibilities incumbent upon all members of the community*.

### NOW THEREFORE:

1. Purchaser acknowledges that copies of the Master Deed and Bylaws of the Clearbrook Condominium Section No. \_\_\_\_\_ and the Bylaws of the Clearbrook Community Association will be obtained prior to closing. **(Copies are to be furnished by Seller.) Documents may be viewed at [www.clearbrook-nj.com](http://www.clearbrook-nj.com) under the "governing documents" tab prior to closing.**
2. Purchaser agrees to abide by and comply with the terms of the Clearbrook Community Association's Bylaws, Rules and Regulations, the Clearbrook Condominium Association's Master Deed, Bylaws, Rules and Regulations and all amendments and addenda thereto.
3. Purchaser agrees to abide by and comply with the **Federal Fair Housing Amendment Act of 1988 (FHA) and the Monroe Township Ordinance requiring "one resident of the premises must be 55 years of age or older and all other residents must be at least 48 years of age." Proof of age of all persons residing in the unit (driver's license, passport, or birth certificate) must accompany this document.**
4. Purchaser acknowledges that Clearbrook is a qualified age restricted community, as defined by the FHA, **not an assisted living facility**. Although there is a 24-hour emergency nursing service within the community, the nurses are not equipped to handle or aid residents requiring daily assistance as is available in nursing homes, assisted living facilities or via visiting nurse services.
5. Each purchaser of a unit in Clearbrook is required to pay a non-refundable membership fee to the Master Association of \$1,300.00 and a non-refundable sum of \$100.00 for administrative fees. Each purchaser is also required to pay a non-refundable membership fee to the Condominium Association of \$\_\_\_\_\_ to be paid at closing. Purchaser must obtain written confirmation of the common expense account for the unit being purchased by requesting a **Statement of Accounts** from Taylor Management (Celeste Tortorici/celestet@taylormgt.com). Any past due charges not paid at closing will become the responsibility of the purchaser.

### ACKNOWLEDGEMENT OF RECEIPT:

By signing his/her/their names below, the undersigned affirmatively acknowledge(s) that he/she/they have read, understood and consented to the information contained within this statement.

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Present Address

\_\_\_\_\_  
Present Phone Number

## Sections by Unit Address

**Clearbrook is separated into 18 different associations called “Sections”.  
You can determine which section an address falls under  
by finding the corresponding unit number below.**

<b>Section</b>	<b>Unit Address</b>	<b>Capital Contribution</b>
<b>1</b>	1 – 40	\$1,520.00
<b>2</b>	41 – 72	\$1,500.00
<b>3</b>	73 – 116	\$1,500.00
<b>4</b>	251 – 294* Belmar, Corylus, Crosse, Monroe, Tabor, Vernon, Haddon	\$1,300.00
<b>5</b>	117 – 158	\$1,170.00
<b>6</b>	159 – 205	\$1,100.00
<b>7</b>	206 – 229, 234 – 244	\$1,000.00
<b>8</b>	230 – 232, 245 – 306* Branch, Convent, Doremus, Flanders, Glen, Oradell, Yardley	\$1,575.00
<b>9</b>	307 – 352	\$1,332.00
<b>10</b>	353 – 413	\$1,350.00
<b>11</b>	414 – 456	\$1,400.00
<b>12</b>	457 – 513, 1201 – 1210	\$1,296.00
<b>14</b>	514 – 535, 700 – 719, 740 – 770	\$1,413.00
<b>15</b>	536 – 555	\$1,000.00
<b>16</b>	720 – 739, 771 – 784, 786, 795 – 824	\$1,224.00
<b>17</b>	600 – 631, 652 – 655, 825 – 831	\$1,332.00
<b>18A</b>	556-592, 632-651	\$1,170.00
<b>18B</b>	656 – 672, 785, 787 – 793, 832 – 854, 1211 – 1213	\$990.00

**\*Please note that sections 4 and 8 have duplicate unit numbers. All other unit numbers are unique.**