

## **Welcome to The Village Club**

**dba Brookhaven Village**

**6309 Bayberry Blvd. NE**

**Winter Haven, FL 33881**

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Brookhaven Village is a 55+HOPA (Housing for Older Persons Act) community. One resident in the household is required to be 55 or older. Any other approved resident in the same household must be 45 or older. Persons over 18 years of age may visit for a total of 90 days in any calendar year. Children under 18 years of age can visit for 30 days total in a calendar year, not exceeding two weeks at a time.

Every potential new resident must pass a background check and be approved by the Board of Directors prior to purchasing or leasing a home.

We own our own lots and are managed by a volunteer resident HOA Board. All residents belong to the HOA and must abide by all Governing Documents. See the attached Rules and Regulations form. This is a basic outline of our Governing Documents. `

Amenities include: a pool, clubhouse, shuffleboard courts and a variety of activities. Volunteers support the many activities. The HOA also maintains the appearance of the common areas. There is a onetime HOA Initial Fee of \$1000.00 and current monthly dues are \$34.00 per month (\$408 per year)

Lots on the outside perimeter of Brookhaven Village are designated as “pet lots”. A resident on the outside perimeter may have up to 2 dogs weighing 30 or less. Pets must be on a leash at all times when outside the home. The leash may be 6 feet long or less. Dog waste must be cleaned up by the pet owner.

Inside lots are designated pet free lots.

We have all city services (water, sewer, trash removal). Homeowners are responsible for their lawn care services, property tax and upkeep of their property.

Brookhaven Village activities include Shuffleboard, bingo, sip and snack, pool, corn hole, pool table, golf, women’s luncheons, bowling as well as other special events and meals.

Brookhaven Village is made up of members from around the globe. Walking, biking and golf cart riding may be seen daily. We take pride in our community and all the volunteers that work hard to keep Brookhaven Village a great place to live. All residents are encouraged to become involved and serve on a committee.