

# Buyer Info Packet

209 ASHBOURNE CT MELBOURNE FL 32940

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**Flood Disclosure**

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, Miriam Gonzalez, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 209 Ashbourne Ct, Melbourne, FL 32940

Seller, please check the applicable box in paragraphs (1) and (2) below.

**FLOOD DISCLOSURE**

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (2) Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
- a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c. Sustained periods of standing water resulting from rainfall.

Seller: Miriam Gonzalez Miriam Gonzalez

Date: 09/16/2025

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Copy provided to Buyer on \_\_\_\_\_ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

# COMPASS

**When initialed by all parties**, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

\_\_\_\_\_ Miriam Gonzalez (SELLER)  
and \_\_\_\_\_ (BUYER)  
concerning the Property described as 209 Ashbourne Ct, Melbourne, FL 32940

Buyer's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_

*MG*

## B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

### PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

**BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.**

Disclosure Summary For Fairway Management of Brevard

(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ \_\_\_\_\_ PER \_\_\_\_\_. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ \_\_\_\_\_ PER \_\_\_\_\_.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ \_\_\_\_\_ PER \_\_\_\_\_.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

**B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)****PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): ☐ is ☐ is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.
2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**
  - (a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:
 

\$\_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_

\$\_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_

\$\_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_

\$\_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_
  - (b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): ☐ Buyer ☐ Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**
  - (c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

*Fairway Management of Brevard*

Contact Person \_\_\_\_\_  
 Phone 321-777-7575  
 Email \_\_\_\_\_

Contact Person \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

Additional contact information can be found on the Association's website, which is:

www. \_\_\_\_\_



### HOA Information

#### Required Information for Prospective Buyers

#### Property Information

Address:	209 ASHBOURNE CT MELBOURNE FL 32940
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#### HOA Information

Property Management Company: Fairway Management of Brevard, Inc.		Property Management Website: https://www.fairwaymgmt.com/	
Contact Name: PAULA-FAIRWAY MANAGEMENT	Contact Phone Number: 321-777-7575.	Contact Email: paula@fairwaymgmt.com	
Community/Association Website: https://baytreeca.org/Documents/TDocuments.php	HOA Fees   Frequency: FW: 95/yr CDD 270 QTR	What does the Association Fee Include? gated guarded entry, large heated pool with bathrooms & social area.	
Community Amenities:			55+ Community: Yes No <b>X</b>
Pending Assessments: Yes No	If Yes, Explain and Provide the Assessment Amount:		

#### Buyer Information

Buyer Approval: Yes No	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal: Yes No	**If Yes, Please Provide the Form**	First Right of Refusal Fee Amt:	First Right of Refusal Acceptance Period:

#### Rental Restrictions

Rentals Allowed: Yes No	Tenant Approval: Yes No	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 <sup>st</sup> Year: Yes No	Rental Period Minimum:	Additional Info:	

#### Misc Restrictions

Pet Restrictions: Yes No	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:	
In-Ground Pool Installs Allowed: Yes No	RV/Boat Parking Allowed: Yes No	Fencing Allowed: Yes No	Truck Parking Allowed: Yes No	
For Sale Signs Allowed: Yes No	Explain Special Sign Requirements:	For Condo's, Specific Location for Lockbox Placement:		

#### Required Documentation – The Agent Must Receive the Following Documentation within 72 hours of the Signed Listing Agreement

Email the Following Documents Directly to Your Agent OR to Listings@CarpenterKessel.com:	
Declarations	<b>X</b>
Rules & Regulations	<b>X</b>
By Laws	<b>X</b>
Amendments	<b>X</b>
Financial Documents Including Budget & Reserves (Condos Only)	
Meeting Minutes - Last Three Meetings (Condos Only)	

Seller 1 Signature: Miriam Gonzalez Date: September 19, 2025

Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



<b>Seller 1:</b>	Miriam Gonzalez	<b>Seller 2:</b>	
<b>Property Address:</b>		209 ASHBOURNE CT MELBOURNE FL 32940	

**YES** = It's on the property and **WILL CONVEY** | **NO** = It's on the property and **WILL NOT** convey | **N/A** = It's **NOT ON THE PROPERTY** and doesn't apply

Item	Yes	No	N/A
Water Heater(s):    Qty <u>1</u> ___ Tankless <input checked="" type="checkbox"/> Gas    ___ Electric	<input checked="" type="checkbox"/>		
Generator: ___ Electric    ___ Propane    ___ Natural Gas		<input checked="" type="checkbox"/>	
Storm Shutters   Panels: <input checked="" type="checkbox"/> Electric    ___ Manual    ___ Both	<input checked="" type="checkbox"/>		
Awnings:    ___ Electric    ___ Manual		<input checked="" type="checkbox"/>	
Propane Tank:    ___ Owned    ___ Leased		<input checked="" type="checkbox"/>	
Central Vac System   Equip + Accessories		<input checked="" type="checkbox"/>	
Security Gate Remotes(s):    Qty___		<input checked="" type="checkbox"/>	
Garage Door Opener(s):    Qty <u>2</u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s):    Qty___		<input checked="" type="checkbox"/>	
Smart Doorbell	<input checked="" type="checkbox"/>		
Smart Thermostat(s)    Qty___		<input checked="" type="checkbox"/>	
Summer Kitchen Grill		<input checked="" type="checkbox"/>	
Pool:    ___ Salt    ___ Chlorine		<input checked="" type="checkbox"/>	
Pool Heater:    ___ Gas    ___ Elec    ___ Solar		<input checked="" type="checkbox"/>	
Hot Tub   Spa:    Heated:    Yes    No		<input checked="" type="checkbox"/>	
Pool Cleaning Equipment		<input checked="" type="checkbox"/>	
Pool – Child Fence   Barrier		<input checked="" type="checkbox"/>	
Storage Shed		<input checked="" type="checkbox"/>	
Potted Plants   Lawn Ornaments   Fountains		<input checked="" type="checkbox"/>	
Intercom		<input checked="" type="checkbox"/>	
TV's:    Qty___        TV Mounts:    Qty___		<input checked="" type="checkbox"/>	
Security System: <input checked="" type="checkbox"/> Owned    ___ Leased Cameras:    ___ Yes    ___ No	<input checked="" type="checkbox"/>		
Surround Sound (With Components) Speakers:    ___ Yes    ___ No		<input checked="" type="checkbox"/>	
Satellite Dish   TV Antenna ___ Leased    ___ Owned		<input checked="" type="checkbox"/>	
Other   Notes: alarm ADT/SHUTTERS REMOTE			

V4/20



**CARPENTER | KESSEL**  
HOMESELLING TEAM

## FREQUENTLY ASKED QUESTIONS

### Important Information for Prospective Buyers

#### Property Information

Address:			
209 ASHBOURNE CT MELBOURNE FL 32940			
Home Warranty:	Yes	No	If yes, Company   Number:
		<input checked="" type="checkbox"/>	
Lawn Service   Number:	n/a		Pool Company   Number:
			n/a
Pest Company   Number:	Termite Company   Number:		Transferable Bond: Yes No
Slug-a-Bug (321) 259-7844	Stark Exterminators (fka Apex Pest Control) #77529		<input checked="" type="checkbox"/>

#### Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
			Heat Source: Electric Gas
			<input checked="" type="checkbox"/>
Water Source:	City Water	Well	Sprinkler System Runs On:
	<input checked="" type="checkbox"/>		Well City Reclaimed
			<input checked="" type="checkbox"/>
Plumbing Source:	Sewer	Septic	Septic Location:
	<input checked="" type="checkbox"/>		

#### Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
2019	2022	2020
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
n/a	n/a	none
Type of Flooring:	Type of Countertops:	
laminated, tile, carpet	quartz	
Property Features   Updates   Year:		

#### Are You Providing a Copy of:

Wind Mitigation:	Yes	No	Four-Point Inspection:	Yes	No	Survey:	Yes	No
		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Insurance Declaration Page:	Yes	No	Approximate Insurance Cost Per Year:					
		<input checked="" type="checkbox"/>	\$2000					

Seller 1 Signature: Miriam Gonzalez

Date: September 19, 2025

Seller 2 Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## FREQUENTLY ASKED QUESTIONS

### Important Information for Prospective Buyers

#### Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

Seller 1 Signature: Miriam Gonzalez Date: September 19, 2025

Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



