

The Condo II Board of Managers is now incorporating a new Fee Schedule for homeowner's who have rental units within the Blue Ridge Condo 2 Community. Please read below the information that will become effective April 1, 2020.

RENTAL PERMITS PROCESS AND FEE: All Renters MUST BE REGISTERED WITH THE CONDO II BOARD. Beginning April 1, 2020, homeowners who own rental units, will be required to pay a "RENTAL PERMIT PROCESS and FEE" of \$500.00 annually.

The Rental fee is an additional "Common Charge" that applies to rental units, only. This fee will be put towards any charges incurred by the renter that the Condo office is handling. This is in addition to the mandated registration with the Town of Brookhaven.

- Any residence that is not owner occupied by the individual(s) listed on the property deed will be required to register for a rental permit.
- Unit owners must provide a lease to the Condo II office, annually. If your renter is not already registered with Condo II, this must be done no later than March 1, 2020.
- Failure to do so will result in the Unit owner being held responsible for the fee and may incur fines or additional fees, not excluding any legal fees incurred by the board. (*This fee conforms to with Article XI of the bylaws)

Rental Units and delinquent Common Charges: Accordingly, and pursuant to New York State Real Property Law Section 339-kk, demand is hereby made that you immediately forward all rental payments for your unit, made payable to Blue Ridge Condominium II, and addressed to 888 Golf Lane, Medford, NY 11763. Such payment will continue monthly until the common charges have been paid in full. We will provide you with written notice when the account has been paid.

- As stated above, in cases where rental units are in arrears in excess of 60 days will be processed by our legal department. All legal fees will be at the expense of the homeowner. Balance owed will be deducted, and once current, the remainder will then be forwarded to the landlord.
- Note that, pursuant to New York State law as cited above, the rent you pay to the Condominium as requested in this notice shall legally relieve you of any obligation to pay rent to the landlord and shall be an absolute defense to any non-payment proceeding commenced by the landlord. (Note: the rental fee neither is non-refundable nor will be prorated).

Condo II will be implementing a New Purchaser Resident / "Flip Tax" (also known as Transfer Fee) of \$1,000.00 on all new purchases of Units beginning March 1, 2020. It is common through New York State and not prohibited by the bylaws to implement this fee. The Flip Tax will be due at closing.

- Due to an increase in costs to the Condo for processing papers and legal costs charged to the Condo, which in the past, was not a separate payment, the Condo will be implementing this one-time fee each time a Unit exchanges hands of ownership. Estate, or family member

transfers only, will be exempt from this fee. This will help towards alleviating raising common charges across the board by covering the increased fee in a single payment.

The Homeowner is responsible to see that all co-occupants, renters, and guests are educated of, and follow all the rules put forth by the Blue Ridge Community. The homeowner will be held accountable to see that anyone who resides in, or visits the unit, does not cause a disruption to others, whether it is driving, parking, socializing or utilizing amenities.

Any guest or renter found not following the rules will be notified one time by the Boards and the homeowner by mail of the infractions. Any further occurrence with a non-deeded resident or guest will be handled with legal action. All fees and fines will be at the expense of the homeowner.