



## Why should you choose to buy in the Courtyards at Brookfield?

¼ mile east of Greenwich on 37<sup>th</sup> Street North

### Social Activities

- Monthly community potluck and social gathering
- Hand & Foot Card Games
- Courtyard Conversations — informal coffee and conversation
- Book Club
- Chair Yoga classes twice a week

*Additional events are listed in the monthly Courtyards Connection Newsletter*

### **HOMEOWNERS DUES INCLUDE ALL OF THE FOLLOWING:**

#### **Clubhouse/Pool/Exercise Room (Included)**

- Large Clubhouse with kitchen open to a spacious seating area with numerous tables and chairs.
- Exercise room open to all owners 24/7 featuring several deluxe exercise machines.
- Club room with casual seating great for small meetings and gatherings.
- Large, heated pool open during the spring and summer season.
- The clubhouse may be reserved (with a modest fee) by any resident who must be present during the event. (Pool and Exercise room – may not be reserved)
- Card key access is provided to all owners.

#### **Pickleball Courts**

- Hours are from 8:00 am to sundown.

#### **Lawncare/Residential Service (Included)**

- Mowing, trimming, blowing, weeding, fertilization for all yards and common areas.
- Lawn and flowerbed irrigation is also included.
- Snow removal – Driveway, sidewalk from drive to front door. (2 removals included) – additional snow removals – billed to each owner. (No ice removal)

#### **Trash Service (Included)**

- Weekly trash service picked up every Monday. (Included)
- Bi-weekly recycling is available for an additional fee paid by homeowners.

#### **Painting and Maintenance (Included)**

- Painting and minor maintenance included. All homes are painted (exterior) on a recurring schedule.

#### **Homeowners Association Dues** *(Amounts are available by request)*

- HOA dues are billed quarterly, due on first day of quarter.
- New homeowners are required to enroll in the Courtyards at Brookfield automatic payment system to ensure timely payments made via either their bank account or credit card.

**Covenant Community** The Courtyards at Brookfield is a Covenant Community and, as such, all owners agree to abide by the Covenants, By-Laws, and Rules for this neighborhood. The complete Rules & Regulations and Covenants are available via email upon request.

The Courtyards at Brookfield is a resident-run Homeowners Association. Luxury homes, quiet living, and a vibrant social life are waiting for you. Your friends are here. Welcome home!

Email [info@courtyardsatbrookfield.org](mailto:info@courtyardsatbrookfield.org) for assistance or any questions.