

About Arbour Brook



Welcome to Arbour Brook

On behalf of the residents of Arbour Brook, the Board of Directors would like to welcome you to our community. It is our hope that you will enjoy your membership in our association of homeowners and that the information contained in this welcome package will be useful to your understanding of the unique character and nature of our residential community.

Our History and Features

Arbour Brook Residential Incorporated was developed by Linda and Bernie Goguen (Berlin Development) in 2006. Notable features of Arbour Brook include its proximity to downtown, airport, university, adjacent walking/biking trail and its view of the St. John River.

The community has abundant green space, underground services and aesthetic common area plantings. Units are arranged about a well-lit oval lane and all units have driveways, garages, attractive entrances and individually designed interiors (based on a similar general layout), with excellent acoustic barriers between units.

Our Community

Arbour Brook Residential Inc. (ABRI) is governed by a seven member Board of Directors, elected by homeowners for two year terms at the Annual General Meeting. All homeowners are welcome and encouraged to consider serving on the Board at some time.

ABRI is incorporated as a Trust Corporation and is not a condominium. The distinction is that in a condominium the homeowner only owns everything within the walls of the unit, not the outside of the building, roof, windows, exterior walls, etc. or the land on which the condominium is situated.

With a Trust Corporation, the Owner owns the individual unit including its roof, windows, walls, doors, garage doors, etc. and the land beneath the unit itself. All other areas and land in the development belongs to the Trust Corporation and is called the Trustee Land.

The Trust Corporation is owned by the resident Owners. The Board of Director's is responsible to oversee all aspects of the

Trustee Lands and ensure that the Covenants, Restrictive Covenants and By-Laws are adhered to.

Living in a community such as Arbour Brook differs from owning a free-standing home. All Owners are subject to the Covenants, Restrictive Covenants and Amalgamated By-Laws of Arbour Brook Residential Incorporated (as defined by the schedules A, C and E of the Agreement of Purchase and Sale). It is the responsibility of each Owner to be aware of and abide by these requirements.

Public Space (Trustee Lands)

The public space in our community is cooperatively owned. The Board contracts services to address the following areas:

- Snow clearing of streets, parking areas, and main entrance steps
- Grass cutting
- Grounds care and landscaping

We have been fortunate to have members of our community and Board, who have volunteered to plan and oversee public space plantings. These public space improvements have long range implications, by enhancing the overall value of our properties.

Exterior Appearance of Units

Any modification to your unit which involves the exterior appearance requires a written detailed proposal to the Board for approval. Modifications must be in compliance with the Covenants, Restrictive Covenants and Amalgamated By-Laws of Arbour Brook Residential Incorporated (as defined by the schedules A, C and E of the Agreement of Purchase and Sale). Written approval from the ABRI Board is required before any work begins. Uniformity of appearance and a harmonious aesthetic are important for maintaining our property values.

Many property owners have foundation plantings immediately in front of their units. We encourage this, provided they are sympathetic with that of adjacent units and in compliance with the covenants and by-laws. The unit owner is responsible for watering/maintaining these plantings.

Our Way of Life

One of the pleasures of living in this small self-contained community is the atmosphere of friendliness, mutual respect and helpfulness one encounters here. Most of us have lived here since its inception and have enjoyed getting to know one another. We hope that you will experience a similar sense of wellbeing in your new home and community.

Each year we hold a number of social gatherings. In the past these have included a summer street social barbeque and a Christmas party. We hope you will join us at our next gathering.

Welcome and we look forward to meeting you soon.