

## Disclosure Certificate

EBL-A04107

Name of Common Interest Community: **Brockman Pointe Condominiums**  
Name of Association: **Brockman Pointe Condominiums**  
Address of Association: **617 Industrial Drive SE Lonsdale, MN 55046**  
Unit Number(s): **2718 Brockman Court Northfield, MN 55057**  
Licensed Common Elements: **No leased or licensed common elements.**

### IMPORTANT INFORMATION

The following information is furnished by the Association named above pursuant to Minnesota Statutes section 515B.4-107:

1. There is no right of first refusal or other restraint on the free alienability of the above unit(s) contained in the declaration, bylaws, rules and regulations, or any amendment to them, except as follows:

**None**

### ASSESSMENT INFORMATION

2. The following periodic installments of common expense assessments and special assessments are payable with respect to the above unit(s):

Assessments: **\$384.00 due Monthly on the 1st day of the month.**  
*Dues include: General maintenance and repair of common elements, landscaping and lawn care, snow removal, trash removal, water/sewer, administrative fees, hazard insurance and reserve contribution.*

Special Assessment:

Unpaid Charges: **As of 2/10/26, the current balance levied against the unit is \$60.00.**

The Association **has not** approved a plan for levying certain common expense assessments against fewer than all the units according to Minnesota Statutes, section 515B.3-115(e).

3. In addition to the other amounts due above, the following additional fees or charges other than assessments are payable by unit owners (include late payment charges, user fees, etc.):

Late Charges: **\$30.00 will be added to the account if it is not received within 10 days of the due date.**

Transfer Fee: **\$99.00 due to Association One, LLC**

### FINANCIAL INFORMATION

4. There are no extraordinary expenditures approved by the Association, and not yet assessed, for the current and two succeeding fiscal years, except as follows:

**None at this time**

## Disclosure Certificate

EBL-A04107

5. a) The Association is obligated to replace the following components of the common interest community:  
**All parts of the property except the units. See section 6.00 of the Association Declaration. The unit boundaries shall be interior, unfinished surfaces of the perimeter walls, floors and ceilings of each unit.**
- b) The Association has the following amount in its reserves for replacement of those components:  
**As of End of Previous Month, the reserve balance is \$338,456.84.**
- c) The replacement of the following components is funded by assessments levied only against the unit or units served by the component, pursuant to Minnesota Statutes section 515B.3-115(e)(1) or (2):  
**Certain portions of the common elements that are allocated for the exclusive use of one or more but fewer than all of the units. See Declaration details.**
6. The following documents are furnished with this certificate according to statute:
  - a) The most recently prepared balance sheet and income and expense statement of the Association.
  - b) The current budget of the Association.
7. There are no unsatisfied judgments against the Association, except as follows:  
**None to our knowledge.**
8. There are no pending lawsuits to which the Association is a party, except as follows:  
**None to our knowledge.**

## INSURANCE INFORMATION

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9. Description of Insurance Coverages:
  - a) The Association provides the following insurance coverage for the benefit of the unit owners:  
Insurance Carrier: **Fortegra Specialty Insurance Co.**  
Insurance Agency: **Insurance Warehouse**  
Phone Number: **877-456-3643**  
**email: help@eoidirect.com**  
**See Insurance Section of Association Declaration. Homeowners should obtain their own HO6 insurance policy. Contact agent for policy details or to coordinate gap coverage with your insurance.**

## Disclosure Certificate

EBL-A04107

b) The following described fixtures, decorating items, or construction items within the unit referred to in Minnesota Statutes, section 515B.3-113(b), are insured by the Association (**checked as applicable**):

- Ceiling or wall finishing materials
- Finished flooring
- Cabinetry
- Finished millwork
- Electrical, heating, ventilating, and air conditioning equipment, or plumbing fixtures serving a single unit
- Built-in appliances
- Improvements and betterments as originally constructed
- Additional improvements and betterments installed by unit owners

### OTHER DISCLOSURES

10. The Board of Directors of the Association has not notified the unit owner (i) that any alterations or improvements to the unit or to the limited common elements assigned to it violate any provision of the declaration; or (ii) that the unit is in violation of any governmental statute, ordinance, code, or regulation, except as follows:
11. The remaining term of any leasehold estate affecting the common interest community and the premises governing any extension or renewal of it are as follows:  
**None, units are owned fee simple.**
12. This Resale Disclosure Certificate is given in connection with the resale of a unit by a unit owner who is not a declarant and who, therefore, is not liable for express warranties under Minnesota Statutes, section 515B.4-112, or implied warranties under Minnesota Statutes, section 515B.4-113. The conveyance of this unit may, however, result in a transfer of preexisting warranties made by a declarant under the referenced statutes, subject to the terms of Minnesota Statutes, sections 515B.4-114 and 515B.4-115.

### ADDITIONAL COMMENTS

In addition to the above, the following matters affecting the occupancy or use of the unit, or the unit owner's obligations with respect to the unit, are deemed material:

**\*\*As of April 2nd, 2024 grills and fire pits are not allowed.**

**Restricted to residential use only. No owner or occupant shall keep more than two dogs, or two cats, or one dog and one cat on the property at any time. No more than one dog or one cat shall exceed 25 pounds in size. There is no maximum weight at this time. See Association Rules & Regulations for any other restrictions. Beginning in May of 2020, the Association prohibits smoking in any common area. This includes decks, patios, greenspace and driveways.**

**\*\*All satellite dishes must be installed on the roof via the comm deck.**

## Disclosure Certificate

**EBL-A04107**

### **ACKNOWLEDGEMENT**

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I hereby certify that the foregoing information and statements are true and correct as of 2/17/26:

By:

Title: **Association Manager**

Address: **617 Industrial Drive SE Lonsdale, MN 55046**

Phone Number: **833-737-8663**

### **SELLER'S RECEIPT**

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In addition to the foregoing information furnished by the Association, the unit owner is obligated to furnish to the purchaser before execution of any purchase agreement for a unit or otherwise before conveyance, copies of the following documents relating to the Association or to the Master Association (as applicable): The Declaration (other than any common interest community plat), Articles of Incorporation, Bylaws, Rules and Regulations (if any), and any amendments to these documents. Receipt of the foregoing documents, and the resale disclosure certificate, is acknowledged by the undersigned buyer(s).

\_\_\_\_\_  
Buyer(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer(s)

\_\_\_\_\_  
Date



The Department of Housing and Urban Development (HUD) has APPROVED your community as an FHA Certified Condo Project. The approval is effective immediately and is good for a period of three years.

## **Brockman Pointe Condominiums**

Condo ID: D000716

Expiration Date: 01/05/2027



*\*Approval status is given to the community by The Department of Housing and Urban Development (HUD) and may be withdrawn if conditions in the community change. This document is for informational purposes only and is not an official HUD Document.*

*Please visit <https://entp.hud.gov/idapp/html/condlook.cfm> to view the official record.*