

Riviera at Freehold FAQ's

1. Age Restrictions:

Occupancy of any Home shall be restricted to persons of the age of 55 years or over, provided, however, that (i) a person of the age of 55 years or over may occupy such Home with such person's spouse, regardless of age and/or with **ONE** child nineteen (19) years of age and over who is not enrolled in secondary school and (ii) any person who was permitted to and did occupy a Home with an age qualified person may continue to occupy the Home after the death of such age qualified person. Despite anything to the contrary in the Declaration or By-Laws, no Home may be occupied by any child under the age of nineteen (19) years of age.

Eighty percent (80%) of Homes MUST be occupied by at least one person over the age of 55 of years. Therefore twenty percent (20%) of the Homes MAY be occupied by individuals 48 years or older. Please contact the Management office to receive information on the current percentages.

2. Realtor Signs and Open House Information:

III 1-2.07 Display:

'For sale', 'For Rent', 'For Lease', and other similarly intended signs, for example, Realtor signs, shall not be displayed anywhere within the boundaries of the Community, including but not limited to placement on the Riviera at Freehold Property, the Common Property or along any road or drive within the boundaries of the Community. These signs shall not be displayed or placed on lawns, planting beds nor yard areas of any homes, or affixed to the exterior surfaces of homes, including but not limited to placement on the roof, windows, awnings, canopies or outside surfaces of doors. These signs shall not be displayed in the interior of a home through a window or other opening, such that such a sign is visible from the outside of the home.

Realtors may place one (1) "Open House" sign at the entrance to the Community and one (1) "Open House" sign on Riviera at Freehold common grass area closest to the house for sale. Additionally, balloons may be placed on the mailbox to identify the specific home. Upon completion of the Open House hours, all signs and balloons must be removed. Homeowners are responsible for making sure that signs and/or balloons are removed within two hours of the end of Open House hours. Failure to remove the signs/balloons within the stated time period may result in a fine.

3. Schedule of Fees due from buyer at closing:

(closing statements and statement of accounts should be obtained from CondoCerts)

As of January 1, 2026:

Working Capital Contribution.....	\$2,905.00 (One Time Fee, Non-refundable)
Capital Reserve.....	\$1,000.00 (One Time Fee, Non-refundable)
1 st Month's Maintenance Fee.....	\$415.00
Process Fee to Management Company.....	\$250.00*

*Price may vary slightly through CondoCerts