



Brandywine Homeowners Association, Inc.  
DeLand, FL 32730  
www.brandywinedelandhoa.com

Welcome to beautiful Brandywine!!!! We're glad you have chosen to live in our friendly community and hope you actively participate in helping our neighborhood continue to be one of the finest in this area.

Construction of the Brandywine Community began in 1976 and currently is comprised of 38 Condominiums, 66 Club Villas, 172 Single Family Residences and 4 unimproved lots for a total of 280 properties. Brandywine has maintained its appeal and standards over the years because it is a deed restricted community. All property owners have a required and automatic membership in the HOMEOWNERS ASSOCIATION (HOA) which means members have voting rights at the annual Members Meeting, may hold a position on the Board of Directors, and may use any of the designated "Common Areas". It is the responsibility of owners and residents of Brandywine to abide by the **rules and regulations** as set forth in the **Bylaws, Covenants and Restrictions, Development Guidelines, and other directives determined by the Board of Directors**. (Subjects typed in bold are referenced in separate documents in this packet). Members and residents should read the Bylaws, Covenants & Restrictions, and Development Guidelines in their entirety.

Membership in the HOA, also, means owners must pay **quarterly maintenance fees**. The timely payment of the maintenance fees is vital to sustaining Brandywine's appearance as these funds are used to offset the costs of the operation and maintenance of the ponds and fountains; the lighted signs, landscaping, and irrigation at both entrances; upkeep of all common areas including tree maintenance, cul-de sacs, and county road right of ways; and HOA administration. Approximately 26% of the entire HOA budget is paid to Duke Energy for the rental and use of the 96 lights and poles in the community, therefore, street lighting charges are not applied to individual property tax assessments.

The Brandywine Tennis and Fitness Center located at 2930 Brandywine Road is privately owned and operated. As of January 2023, the club is not active and the property is for sale.

The Brandywine HOA is self-managed by a (7) person **Board of Directors**. Directors are elected to two-year terms at the annual Members Meeting held in November. An official mailing is sent to all members well in advance of the meeting specifying the exact time, date, and place, along with the meeting agenda, proxies, résumés of candidates for election to the Board and other pertinent information. The specific Board offices and positions are elected from within the Board at an organizational meeting. The Board meets the second Tuesday of the month at 7 p.m. at the Brandywine Village Condo Clubroom located at 2909 Revere Ct. All owners are invited to attend and share suggestions, concerns, and questions.

### Quick Reference

As per Article II Restrictive Covenants Section 2.1 – "No lot shall be used for any purpose except residential."--- Therefore, no commercial or business operations are permitted from any residence.

Our community is pet friendly. As a courtesy to your neighbors and in accordance with county ordinances, pets must be on a leash and **pet waste** must be removed and properly disposed of in a trash container.

NO vehicles are to be parked on lawns or overnight on the street. Boats, boat trailers, cargo and utility trailers, campers, motor homes and RVs are to be kept in the garage not in the driveway. As an option, an outdoor

fenced and locked **Storage Facility** for the *temporary* storage of these vehicles is located behind the Brandywine Shopping Center and is available to all Brandywine residents without charge.

The Brandywine **Architectural Review Board (ARB)** must be contacted for approval before most exterior home improvements or construction projects are started. Examples of projects requiring approval include painting, re-roofing, pool or pool enclosure installation, fence or **storage shed** installation, or taking down any **tree larger than 6" in diameter**. A written request should include all pertinent data including any architectural drawings and specifications, types of material, colors, and a copy of the Volusia County Building Permit. The requesting party should allow sufficient time (at least two weeks) before the start of construction for the ARB committee to meet, review the plans, visit the site, and respond with a decision in writing. Since utility lines are underground in Brandywine, the **cable, phone, and power companies** should be contacted before digging begins on a property.

Homeowners are responsible for mowing and edging their lawns on a regular basis in order to maintain the appearance and standards of our community. Beautification Awards are given monthly for outstanding accomplishments. If you are renting your home, please contact the owner to determine who will be doing the lawn maintenance.

A community **garage sale** is held in the spring and is advertised locally. Residents are allowed to have one additional sale in a calendar year and must adhere to the rules and sign restrictions.

Communication is important to our HOA. The Board makes every effort to keep members and residents up to date regarding Brandywine news and activities. **Newsletters** are mailed to members several times throughout the year. Email addresses are used for updates and alerts, so we invite members to provide us with your e-mail address. Information and documents concerning Brandywine are available at our website [www.brandywinelandhoa.com](http://www.brandywinelandhoa.com). Contact Specialty Management Company at 407-647-2622 with any concerns.

Power---Duke Energy--- Customer service 1-800-700-8744; Buried cable 800-432-4770; Power outage call 1-800-228-8485 or [duke-energy.com/outages](http://duke-energy.com/outages).

Trash ---Volusia County Solid Waste--- 386-943-7889

Household waste and recycling collection is on Tuesday. The county provides one wheeled cart and 2 recycling bins. These should be placed near the street on your property no earlier than 5PM on the day before pick-up and should be removed out of sight as soon as possible after collection.

Yard waste collection is Wednesday. Yard waste must be in proper containers or stacked in neat bundles and must not exceed 2 cubic yards per week. Tree limbs must weigh less than 60 pounds and be no more than one foot in diameter or 4 feet in length.

Thank you for taking time to read this letter and we hope you have found it helpful as you transition to your new home. Best wishes to you and your family and we hope you enjoy the BRANDYWINE Community!