



EDGEWATER CONDOMINIUM ASSOCIATION

The Edgewater Condominium Community offers the resort amenities commonly associated with Barefoot Resort. Additionally, Edgewater is a Premier Luxury Condominium Community in Barefoot Resort and offers potential buyers many additional benefits that may not be typically considered or discussed in the real estate sales process.

The following are some of the key differentiators of living in Edgewater that we believe sets us apart from other area condominiums.

Full-time onsite Community Manager and Maintenance Manager – Edgewater maintains a full-time on-site Community Manager to assist owners. We also maintain a full-time on-site Maintenance Manager who is available for monitoring and making real-time repairs around our site as required.

Broad Social Activity Schedule - Owners have the opportunity to participate in activities that range from pool and clubhouse exercise classes, book club, knitting club, dinner, and bowling groups, among others. For potential buyers that are looking for an active community, on a smaller and more neighborhood scale. Edgewater offers that environment.

Edgewater offers all owners access to extensive ICW frontage – Whether owners own an ICW-facing unit or a golf course facing unit, all owners have access to exceptional ICW views from our quarter-mile walkway along the ICW, our covered porticos with seating, and our fabulous poolside views.

Quality of Construction and Upgraded Exterior – Edgewater offers a high-end resort feel in both our grounds and our building construction and design. We have well-appointed décor, inside and outside of our buildings, and high-end construction materials, all representative of our position as a luxury condominium association and unparalleled in Barefoot Resort.

In 2017-18 the exterior of our buildings was rebuilt with a new exterior surface, a drainable EIFS technology that far exceeds the performance of the previous EIFS product and those previously available in the market. This is not stucco! We have in place a robust program of building inspection and repair as required that closely monitors the condition of all our buildings.

Strong Capital Reserve Funding – Edgewater is proud of our focus over the years to ensure we have an adequately funded capital reserve account to help protect owners from large capital repair assessments. The Board of Directors oversees regular updates to our reserve study and manages the funding and project decisions diligently.

Site and Building Security - in addition to being a gated community, with every owner having a unique access code, the front lobby door of each building also requires an owner-specific unique code. Additionally, the contractor codes that are issued for use by owners are changed every four months to reduce the number of non-owners with gate access.

Restricted Rental policy - Edgewater is proud to have implemented a minimum 30 consecutive-day rental policy effective January 1, 2024. We are proud to continue to position our Community to the benefit of full-time residents, second home owners, and owners who want to restrict access to their units and our common areas to family, friends, and long-term guests. Edgewater is not a hotel or short-stay rental condominium community.

Aging in Place Features - Edgewater is an ideal Community for owners that may be looking for a home in which they can “age in place”. Indoor parking, indoor hallways, and elevator access provide physical features to enable age-related challenges. A close-knit community of owners offers friendship and support when required.

Neighborhood Community Culture - possibly one of the most important non-tangible features of the Edgewater Community is our neighborhood feel and culture among our ownership. For owners that are looking for luxury features and amenities in an active, well-managed community, Edgewater is “home”!

