



Monthly Maintenance Fee Includes:

24 hour security gate, plus community patrols

Lawn mowing and edging

Garbage pick up twice a week, yard waste once a week

Weekly bus provided for grocery/mall shopping

Storage for boats and RV's (if space is available)

Unlimited use of all community amenities

(golf is not included, additional fee required)

2020 Monthly Fees

(Your fee will vary depending on ownership and village)

Co-op Shareholder	\$305.00*	Citrus Ridge Village	\$171.00*
Banbury Village	\$155.00*	Oak Grove Village	\$164.00*

*The Community Association entered into a Bulk Telecommunication Agreement with Optical Tel in May 2017 for cable/internet services. Construction is completed. As it stands right now, the monthly cost will be deferred until 2021. Please ask for current updates on this situation.

3 Types of Ownership

1. Co-op Share (approximately 798 homes) This form of ownership was created in 1993 when the residents formed a non-profit co-op and purchased the community. A "share" constitutes a 99 year renewable proprietary lease. You "own" a share of the entire community. Florida recognizes this as land ownership. Real estate property taxes are required. Homestead exemption is available.

2. With Land (approximately 283 homes) Homes sold from 1975 to 1981 were sold including the land. A warranty deed was issued with the property. Real estate property taxes are paid, and property is eligible for homestead exemption. The owner has full use of the amenities in the park, but does not own a share in them.

3. Leased Land (approximately 42 homes) Owner pays a monthly low rent which includes the monthly maintenance fee. This property does not pay real estate taxes. The monthly amount is usually adjusted on a yearly basis and is tied to the consumer price index.

For more information call 407-886-0000 Extension #2