



Helpful information about Zellwood Station

3 types of Ownership

Co-op Share

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.

With Land (or "condo")

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.

Leased Land

Owner pays a monthly lot 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.

Monthly Maintenance Fee includes:

*24 hour security gate, plus community patrols
Lawn mowing. Owner responsible for fertilizing etc
Garbage twice a week, yard waste once a week
Weekly bus provided for grocery/mall shopping
Storage area for boats and RV'S
Unlimited use of all community amenities
(golf is not included)*

www.zellwoodstation.com and www.zellwoodproperties.com