

HOMEOWNER'S ASSOCIATION



INSIDE THE COMMUNITY

- Private, Gated, Landscaped Access Controlled Entry
- Common Area Landscaping, Open Spaces and Rights of Way
 - Beautiful Lake with Decorative Fountain
 - Decorative Street Lights
 - Private Streets and Sidewalks
 - Garbage Collection



IN AND AROUND YOUR HOME

- Lawn and Landscape Maintenance
(mowing, edging, fertilizing and pesticide spraying of lawns, weeding and maintenance of irrigation system)
- Exterior Insurance
- High-Speed Internet, Cable & Telephone
- Alarm Monitoring

MODERN CLUBHOUSE WITH LIFESTYLE POOL:

- Maintenance of all Common & Recreation Areas
 - Stylish Social Lounge with Full Kitchen
- A Fully-Equipped State-of-the-Art Fitness Center with Cardio and Strength-Training Equipment
 - A Relaxing Heated Pool & Spa
 - Covered Social Terrace with Patio Seating
 - Sundeck with Lounge Chairs and Umbrellas
- Covered, Enclosed Mailroom at the Clubhouse
 - WiFi Available in Amenity Areas
 - Men's and Women's Restrooms

\$400 APPROX. MONTHLY MAINTENANCE CONTRIBUTION

(*)Assessment amounts are subject to change in accordance with the Association Documents. The approximate monthly maintenance contribution contained in this offering circular is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs of such items may exceed the estimated costs.)

SALES CENTER
13068 SERENITY LAKE DRIVE
FORT MYERS, FL 33913
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The items listed above are general in nature, so please refer to the Purchase and Sale Contract for details. Assessment amounts are subject to change in accordance with the Association Documents. The approximate monthly maintenance contribution contained in this offering circular is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs of such items may exceed the estimated costs. Such changes in cost do not constitute material adverse changes in the offering. The recreation facilities and amenities actually constructed may change at any time without notice. No representation or guarantee is made as to the timing of construction of the recreation facilities and amenities.



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