

# HOMEOWNER'S ASSOCIATION



## INSIDE THE COMMUNITY

- Professional Management Company
- 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

- Common Area Landscape Maintenance & Mulch  
(mowing, edging, fertilizing and pesticide spraying of lawns, weeding and maintenance of irrigation system)
- Homeowner Landscape Maintenance & Mulch  
(mowing, edging, fertilizing and pesticide spraying of lawns, weeding and maintenance of irrigation system)
- Exterior Building Hazard Insurance & Common Area 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

## \$405 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**  
10945 PREACHERS COVE LANE  
FORT MYERS, FL 33913  
**239.695.7712**



**PARKWAY**  
P R E S E R V E  
F O R T M Y E R S

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FLOORPLANS AND GALLERY AT  
**PARKWAYPRESERVE.COM**

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.

DEVELOPED BY  
 **SobelCo**



# TOUR THE CLUBHOUSE – NOW OPEN!

## HEATED POOL & SPA



## FULLY EQUIPPED FITNESS CENTER



## STYLISH SOCIAL LOUNGE

