

OFFICIAL APPROVED AMENITIES

- Two Assigned Parking Spaces
Each unit comes with two parking spaces as Limited Common Elements¹.
One space to be assigned in a carport and one open air space assigned as near as possible to the unit.
- Handicapped Van Accessible Parking
Each building and the visitor parking area contain a unassigned van accessible handicapped parking space.
- Visitor Parking Area
A separate area for visitor parking containing ten unassigned spaces to be used for vehicles of guests as well as for any residents with more than two vehicles.
- Porch/Balcony/Balconies
Each unit comes with one or two (depending on unit model) screen-enclosed porch/balconies as Limited Common Elements.
- Pool, Heated Spa, Pool Deck, Security Fence and Gates
A recreational pool area with a pool of approximately 37,000 gallons, a heated spa of approximately 1,500 gallons, and a paved deck of approximately 2,750 square feet with a decorative non-slip surface. Pool deck surrounded by a security fence allowing only residents (and their guests) access.
- Pool Care Service
A contracted service to maintain the pool, spa and associated equipment. Service will keep pool clean and pool/spa chemistry safe and compliant with state and country health regulations.
- Pool Furniture
A sufficient number of tables, chairs, and chaise lounges on the pool deck for typical use of the pool area.

¹ Limited Common Element as defined in Florida Statute 718.103(19): "Limited common elements" means those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, as specified in the declaration.

- Shade Facilities in Pool Area
 - A shade structure(s) capable of providing shade for approximately 12 people in total.
- Grill(s)
 - Two grills: one charcoal, one gas
- Pool house
 - A pool house structure of approximately 225 square feet containing:
 1. A minimum of one bathroom with sink and toilet facilities
 2. An outdoor shower for rinsing
 3. An association maintenance/storage area
 4. A drinking fountain
- Pest services
 - Exterior and interior pest services for household pests and termites.
- Garbage
 - Two walled dumpster areas for garbage disposal.
- Landscape Maintenance Service
 - Landscape maintenance service for general maintenance of the permanent landscape.
- Landscaping
 - The landscaping of the property consists of the following elements:
 1. Irrigation System
 - An irrigation system which covers the majority of the property and is run in accordance with Saint Johns Water Management District guidelines. As of December, 2018, the water source is a well.
 2. Annuals/Perennials (**non-woody**)
 - Beds of annuals are located in high visibility areas.
 - Perennials for long term plantings
 3. Shrubs (woody)
 - Shrubbery is used to accent the buildings and pathways as well as provide privacy around the pool area.
 4. Trees/Palms

An extensive tree and palm canopy consisting of specimens of varying maturities, and species. The tree/palm canopy is maintained at a minimum 35%.

5. Mulch/Landscape Fabric

A combination of mulch and landscape fabric is used to keep landscape beds free of weeds.

6. Edging

Landscape edging is provided for the major planting beds. Turf areas adjacent to pavement are regularly mechanically edged.

7. Sculptures

Sculptures installed in the pool area.

8. Monument Walls

Two monument walls located on the north and south side of the entry. Walls are constructed of concrete block and brick.

9. Signage

Minimal, yet sufficient, signage is provided throughout the property to identify handicapped parking, assigned parking spaces, building and unit numbers, property identification, plant materials, and miscellaneous safety/security related signs.

10. Storm Water Drainage Infrastructure

Storm water retention areas are located on property as well as french drain(s) and swale(s) to help heavy rainfall drain quickly and into appropriate places.

11. Turf Grass Areas

A variety of turf types are utilized throughout the grounds.

12. Decorative Vehicular Paving

Decorative paving at the Woodland Drive end of the entry drive.

- Outdoor Lighting

Comprehensive outdoor lighting of the property including:

1. Lighting of the entry signs on the monument wall
2. Lighting of the driveway, parking lots, postal kiosk, and car ports for safety and security

3. Lighting of the buildings, and front and rear porches for security and aesthetic purposes

- Postal Kiosk & Announcement Board

A covered area central in the community for mail collection and delivery. This area also contains a community announcements board for important community information.

- HVAC Concrete Pads

Concrete pads adjacent to buildings suitable for mounting of exterior HVAC equipment

- Telephone Reassurance

An automated system which checks on the well-being of residents daily. Volunteers and family members are notified if the resident does not respond or indicated that they need assistance. An additional fee is charged for this amenity.