

HARBOR OAKS - FAQ's,

February 1, 2017

Harbor Oaks is an active over 55 resident owned community on beautiful Lake Griffin, one of a chain of five lakes.

1. What is the size of your community, i.e. number of shareholders/membership certificates?
Harbor Oaks became a Cooperative in 1994, there are 207 units, 51 on Lake Griffin; 189 Shareholders and 18 Renters
 - a. Share prices range from \$30,000 to \$41,000 depending on the location
 - b. Shareholders pay \$125 per month maintenance fee
 - c. Renters pay \$278-\$435 per month rent on lot
2. Does your community employ its own manager and maintenance staff or a management company and maintenance company?
There is a full time licensed Community Association Manager and four maintenance employees.
3. What is the unit dimension maximum (i.e. square footage)?
All homes are double wide with concrete carport, utility room and most have a Florida room; various sizes.
4. What amenities are available?
Clubhouse, shuffleboard, horseshoes, pentanque, fishing pier, a 31 slip marina, private boat ramp, pool and spa (365 days per year if at least 70 degrees outside), twice per week trash pick-up, 2 water wells, sewer system. There is an RV park at the marina with twenty-seven sites; water, sewer, electric, and bath house/laundry facility. The marina boat slips, as available, rent for \$50 per month (including trailer storage) plus storage space is available for RV's and boat trailers for \$10-\$15 per month.
5. Are there activities?
There is a social club that organizes and sponsors the events; dances, karaoke, bingo, socials, tours, classes. Water aerobics is available during the spring and summer. There are various card game and billiard groups scheduled daily. The monthly newsletter is organized and distributed by the social club as well.
6. What services are included with the maintenance fee?
Water is provided by the well system; the yards are mowed and the streets are edged. Trimming, fertilizing, weed control, tree maintenance, etc. are the resident's responsibility. Trash is picked up at each driveway twice per week.
7. Is there a restriction on the number of residents that can reside in a unit?

Maximum two residents, one 55 or older, second 45 or older. A caregiver may be approved by the board, with application, background check, then \$10 extra person charge per month.

8. How many units are occupied year-round?

Approximately 70%

9. Is a background check (financial/criminal) required for new owners and renters? **Yes, there is a \$100 fee for the background check an approval process.**

10. Can units be rented and if so, is there a restriction on the number of times per season or minimum and maximum length of stay?

Yes, maximum two times per year with a 90-day minimum. Guests must go thru application and background check and approval process, then are managed by the individual owners or their agent.

11. Are guests permitted and if so, is there a restriction on the number of guest or their length of stay?

Guests must register at the office after five days. Maximum 30 days per guest per year or board approval is necessary (i.e. caregiver).

12. Are pets permitted and if so, are there any restrictions i.e. size/breed?

One pet 20 lbs. or less, and must be kept on a leash

13. How many board members are there?

There are nine board members who each serve for three years. Meetings are typically monthly, on the second Tuesday of the month, and the Annual Membership Meeting is in February.

14. Contact info is:

Harbor Oaks Homeowners Cooperative, Inc.

3990 Picciola Road

Fruitland Park, FL 34731

www.HarborOaksHomeowners.org

info@HarborOaksHomeowners.net

352-787-1908

Our #1 Rule is the Golden Rule

Come, relax, and enjoy our active, peaceful community!