



Crescent Ridge III

Community Services and Amenities

Amenities

- Monthly community newspaper including calendar of planned activities and events
- Two private, 18-hole, par-72 USGA-rated golf courses: Tortoise & The Hare and The Links* (annual golf memberships available but not required)
- Candler Hills Golf Course, a semi-private, championship course with five sets of tees (annual golf memberships available but not required)*
- Many clubs and social activities*
- Planned entertainment/excursions*
- Educational opportunities through Master the Possibilities Lifelong Learning Center*
- Informational website includes calendar of resident events and activities
- Golf cart paths throughout the community
- Open space and fitness trails
- Dog Park on SW 90th St.
- Resident rates at Circle Square Commons and Circle Square Cultural Center*
- On site catering service*
- Playground and basketball courts
- R/C airplane field, car track and drone course
- Community gardens
- Gated storage and RV parking*

Recreation Center

- Auditorium/Ballroom/Meeting Room
- The Pub
- 18-hole miniature golf course
- Fitness center and full-time recreation and fitness directors on staff

- Heated swimming pool
- Pickleball, shuffleboard and racquetball courts
- Sauna/steam rooms, shower and locker room facilities
- Men's and women's spas
- Softball
- Horseshoe pits

Hobby Building

- Arts and crafts room
- Library (opening mid 2019)
- Complete woodworking shop
- Ceramics and painting studio with kiln
- Model train room (opening mid 2019)

Arbor Fitness Center

- State of the art fitness center
- Aquatic Center
- Tennis center with staff tennis pro and lighted tennis courts with 10-ply Plexi Cushion surface
- Aerobics room for scheduled group and Fitness on Demand classes
- Indoor heated lap and water aerobics swimming pool with retractable roof
- Large outdoor walking pool with spa
- Bocci courts

Arbor Activity Center

- Billards Hall
- Electronic Game Room
- Music Room
- Poker Room
- Card Rooms





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Arbor Conference Center

- Private meeting facilities to accommodate large and small groups

Services

- All risk insurance coverage on home structure, as per governing documents
- Street and community lighting
- Fire hydrants
- Curbside trash, recycling and debris pick-up
- Complete home exterior maintenance (excluding replacement and solar panels)
- Complete lawn maintenance (excluding courtyards, atriiums, fenced or gated areas, irrigation, ownerplantings and replacement)
- Street maintenance
- Gated entries with 24-hour staffing
- Complimentary bus service to major shopping areas and malls
- Internet connection**

Land Ownership

- Warranty Leasehold Estate Deed

Community Service Fee***

Monthly Fee.....\$347.17

Community Service Fee includes leasehold payment; above amenities and services provided by professional management and maintenance company. Water and wastewater charges are billed directly to the homeowner.

*Additional fees apply to play golf, for catering services and for select classes/programs. When joining a club at On Top of the World or participating in Master the Possibilities classes/programs, nominal fees and/or membership requirements may apply. Prices are subject to change without notice.

**Upgrades available through provider.

***Subject to change. Based on operational expenses for budget year 3.1.19-2.28.20

