

LONGLEAF RIDGE

COMMUNITY SERVICES AND AMENITIES

AMENITIES

- Monthly community newspaper including calendar of planned activities and events
- Candler Hills Golf Course, a semi-private, championship course with five sets of tees (annual golf memberships available but not required)*
- Two private, 18-hole, par-72 USGA-rated golf courses: The Tortoise & The Hare and The Links (annual golf memberships available but not required)*
- Many clubs and social activities*
- Planned entertainment/activities*
- 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, fitness and park course trails
- Dog park at SW 90th Street
- Outdoor fitness Power Park
- Resident rates at Circle Square Commons, Candler Hills Golf Club and Circle Square Cultural Center*
- On-site catering service*
- Playground & basketball courts
- R/C flying field, drone course & race car track
- Community gardens
- Longleaf R/V & storage park*

RECREATION CENTER

- Auditorium/Ballroom/Meeting rooms
- The Pub
- 18-hole miniature golf course
- Fitness center and full-time recreation and fitness directors on staff
- Group fitness classes
- Heated swimming pool
- Pickleball and racquetball courts
- Sauna/Steam rooms, shower and locker room facilities
- Men's and women's spas
- Softball field
- Pavilion

HOBBY BUILDING

- Arts and crafts room
- Library
- Complete woodworking shop
- Model train room
- Event meeting room

THE ARBORS

ARBOR ACTIVITY CENTER

- Billiards room
- Game room
- Music room
- Poker room
- Card rooms
- Event room

ARBOR FITNESS CENTER

- State-of-the-art fitness center
- Aquatic center
- Tennis center with staffed tennis pro and lighted tennis courts with 10-ply plexi-cushion surface
- Group fitness classes including virtual programming with FitnessOnDemand™
- Indoor heated pool with lap swimming, and water aerobics with retractable roof
- Large outdoor heated walking pool with spa
- Bocce ball courts

ARBOR CONFERENCE CENTER

- Private meeting facilities to accommodate large and small groups
- Table tennis room
- Ballet room
- Dance studio





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VETERANS PARK

- Veterans memorial
- Archery range
- Community garden
- Playground
- Horseshoes
- Cornhole
- Shuffleboard
- Basketball court
- Dog park
- Pavilion

LAND OWNERSHIP

- Warranty Leasehold Estate Deed

SERVICES

- All risk insurance coverage on home structure, as per governing documents
- Complete home exterior maintenance (excluding replacement)
- Complete lawn maintenance (excluding courtyards, atriums, fenced or gated areas, irrigation, owner plantings and replacement)
- Fire hydrants
- Mail kiosks, curbside trash, recycling and debris pick-up
- Street maintenance
- Street and community lighting
- Basic Internet**
- Golf cart paths throughout community
- Complimentary bus service to major shopping areas and malls
- Gated entries
- Professional landscaping and maintenance of common areas, park areas, clubhouse and pool

COMMUNITY SERVICE FEE***

*****Monthly Fee.....\$420.10**

(Additional fees will apply for more than 2 occupants.)
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, catering services, select classes/programs, events, and R/V & storage park. 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 03.01.23 - 02.29.24.



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