

# LONGLEAF RIDGE

## COMMUNITY SERVICES AND AMENITIES

### AMENITIES

- Monthly community newspaper
- 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™\*
- Planned trips
- Tennis courts
- Bocce courts
- 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\*
- 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 with strength and cardio equipment
- Large group fitness studio with classes
- Full time recreation and fitness directors on staff
- Heated swimming pool
- Pickleball and racquetball courts
- Sauna/Steam rooms, whirlpool, shower and locker room facilities
- Men's and women's spas
- Softball field
- Pavilions with barbeque grills

### HOBBY BUILDING

- Library
- Arts and crafts room
- Complete woodworking shop
- Event room
- Model train 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 10 Plexicushion® Prestige surfaced tennis courts (8 lighted)
- 6 POP Tennis lined courts
- Group fitness studio with additional virtual, FitnessOnDemand™ classes
- Indoor heated lap pool 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
- Large card room



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### VETERANS PARK

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

### COMING SOON: THE SUMMIT

- Grand Lobby for gathering with friends
- Poolside covered lanais and shade cabanas
- Resort-style pool
- Resistance walking pool
- Elegant ballroom for social events
- Catering kitchen
- Card / Poker room

### 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, atriiums, 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
- Electronic and video-monitored gate system
- Professional landscaping and maintenance of common areas, park areas, clubhouse and pool

### COMMUNITY SERVICE FEE\*\*\*

**\*\*\*Monthly Fee.....\$493.63**

(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 03.01.2026 - 02.28.2027.



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