



Windsor

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)
- 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 and fitness trails
- Dog Park
- Resident rates at Candler Hills Golf Course, Circle Square Commons and Circle Square Cultural Center
- On site catering service*
- Playground & basketball courts
- R/C airplane field & car track
- Community gardens
- Gated storage and RV parking

Recreation Center

- Auditorium/Ballroom/Meeting Room
- The Pub
- Library
- Mini golf
- State-of-the-art fitness center and full-time recreation and fitness directors on staff
- Large outdoor swimming and walking pool
- Pickleball, shuffleboard and racquetball courts
- Sauna/steam rooms, shower and locker room facilities
- Men's and women's spas

Hobby Building

- Arts and crafts room
- Billiards room
- Card and meeting rooms
- Complete woodworking shop
- Ceramics and painting studio with kiln

Arbor Club & Conference Center

- Aquatic and Tennis Center with staff tennis pro
- Indoor heated lap and water aerobics swimming pool with retractable roof

- Large outdoor walking pool
- Outdoor whirlpool
- Private meeting facilities
- Lighted tennis courts with 10-ply plexicushion surface

Services

- All risk insurance coverage on home structure
- Street and community lighting
- Fire hydrants
- Central refuse disposal and single stream recycling
- Complete home exterior maintenance (excluding replacement)
- Complete lawn maintenance (excluding courtyards, atriums, fenced or gated areas, irrigation, owner plantings and replacement)
- Street maintenance
- Gated entries with 24-hour staffing
- Complimentary bus service to major shopping areas and malls
- Basic cable** (East)
- Internet connection** (West)

Land Ownership

- Warranty Leasehold Estate Deed

Community Service Fee***

East:

Monthly Fee	
65' homesite.....	\$345.12
54' homesite.....	\$331.62

West:

Monthly Fee.....	\$332.80
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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 3.1.16-2.28.17.

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