



## Security

- M* Transponder gate access
- M* 24-hour guard gated entry at main gate and continuous patrol
- M* Home alarm monitoring and maintenance
- M* On-site security command center and extensive CCTV cameras and security system
- M* In-house security staff (CPR and AED certified)
- M* Exterior Watch service available through the in-house security staff (additional fee applies)

## Landscape

- M* Fall flower planting
- M* Summer flower planting (additional fee applies)
- M* Common area landscape maintenance
- M* Lake and fountain maintenance
- M* Annual tree trimming in common areas
- M* In-house landscape staff

## General Maintenance

- M* Weekly common area pest control service
- M* Annual foam roof inspection (does not include repairs or sky light replacement)
- M* Exterior painting of homes and common area walls
- M* Holiday string lighting on the palms at the Main gate entry and along Johnar Boulevard
- M* Street repair and maintenance

## Amenities

- M* On-site Dog Park
- M* Seven heated community pools and spas, including maintenance and furniture
- M* Bulk Spectrum Cable and Ultra Internet (2 HD-DVR or XUMO boxes, TV Select, Digi Tier 1&2, HBO, Showtime)
- M* 24-hour shuttle service available (3<sup>rd</sup> party fee applies)

## On-site Homeowner's Association Office

- M* Notary Service at no charge
- M* Sending and Receiving of packages and mail
- M* Fax and Copy Service
- M* Wi-Fi internet and computer access available in the HOA office
- M* In-house and on-site administrative staff

**Total monthly dues \$1,450**  
(Dues information for fiscal year ending 03/31/25)