

EMERALD LAKES CO-OP, INC.
1401 West Highway 50
Clermont, FL 34711

Emerald Lakes Mobile Home Park is an over-55 community. It is nestled in the rolling hills of central Florida and is located on the Clermont chain of 13 lakes, 18 miles west of Orlando on SR50. With easy access to Orlando attractions, malls, restaurants, and hospitals, Emerald Lakes is a great retirement community with 209 homes and two empty lots on 33 acres. We have a Clubhouse, Wi-Fi, heated swimming pool, library, bocce & shuffleboard courts, horseshoes, marina, and boat slips.

In 2000, the residents were offered an opportunity to purchase the Park. With the purchase of the Park, the residents formed Emerald Lakes Co-op, Inc. A 7-member Board of Directors run the Co-op. Today housing choices for individuals 55 and over cover a broad range of options with few offering ownership at an affordable price.

If you enjoy fishing, boating, golfing, biking, walking, and community activities, this is the place for you.

Facts to know about Emerald Lakes:

- Co-op 110 shareholders, 99 homeowners, 2 vacant lots.
- The primary resident must be 55 or over and if there is a second occupant, they must be 40 or over.
- Prior to occupancy, the Board of Directors must approve all residents. An application for residency needs to be completed. This can be obtained from the office. As part of this approval process if you are purchasing a home and your name is going to be on the title, you would need to agree to a background and credit check for a fee of \$50.00 per person. If you are going to be considered a second resident in the home but not on the title, or if you are renting the home from the owner, you would only need to agree to a criminal background check and the fee for that is \$25.00 per person.
- There is a no dog policy. You may have 1-2 cats, if they are kept inside.
- Share prices:
 - Interior or hill units \$40,000
 - River or marina units \$41,000
 - Lake units \$42,000

All share sales, transfers, assignments, and modifications must go through the Co-op attorney.

- Monthly assessments for both Shareholders and Homeowners are listed below: (These include Water, Sewer, Trash, Standard Cable TV package, Lawn mowing and edging, except for Hill lot assessments. Hill assessments whether shareholders or homeowners do not include Water, Sewer, and Trash). Trash, recycle, brush pickup is on Monday; grass cutting is done on Thursdays and Fridays.

◆ Shareholders:

	<u>1/1/17</u>
▪ Hill shareholders	\$232.00
▪ All other shareholders	\$272.00

◆ Homeowners:

	<u>6/1/17</u>
▪ Hill lots	\$471.00
▪ Interior lots	\$535.00
▪ River lots	\$556.00
▪ Marina lots	\$573.00
▪ Lake lots	\$626.00

- Trailer storage (15 lots) when available: \$10.00 per month.
- Marina Boat slip rentals:
 - Residents \$53.50
 - Non-residents \$96.30