

VILLAGE OF La Casa Del Sol



Thank you for your interest in Village of La Casa Del Sol! We hope that you will join us for a lifestyle of friendship and fun times in the Florida sunshine.

Below is a list of items included in this informational packet for your review.



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In addition, your packet may contain these items in the side pockets:

- Park Map
- Application
- Lease
- Park Rules

INTRODUCTION



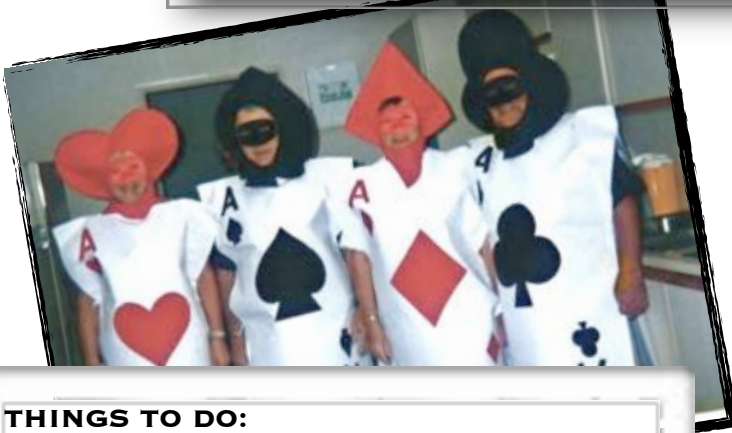
Village of La Casa Del Sol is a truly unique community for adults 55+, located in a quiet area 20 minutes from Disney World in Central Florida. Our community is home to winter and year-round active adult residents from throughout the United States and Canada. Many of these residents (affectionately called “snowbirds”) escape to a leisurely life of Florida sunshine rather than digging out of snow storms every winter in their hometown up North. Village of La Casa Del Sol is the perfect winter escape, providing a great combination of resort-living, community friendship, and affordability.

Our community features over 300 home sites with 1 bedroom / 1 bath cottages for lease. These homes were once used by Disney World at their Fort Wilderness Resort and were meticulously designed and planned for comfortable living. The homes have since been moved to our location and setup at ground level for easy access (only one small step). Unlike an apartment or condominium, these cottages are your own small home with separate walls and surrounded by trees and grass. The homes are around 500 square feet and are the perfect size for one or two adults and an occasional guest. The homes feature an eat-in kitchen table for meals, a pull-down “murphy bed” in the wall for guests, and a decent sized bathroom. For convenience, the homes also come furnished with a queen bed, dresser, couch, small kitchen appliances, and dishes. For additional living space and enjoyment of the outdoors, we also have screen rooms available as an option. We invite you to look at our cottage floor plan on Page 5 of this packet.

Perhaps one of the best highlights of Casa Del Sol is our first-rate clubhouse facility. Designed with beautiful Mediterranean tile-roof architecture, the clubhouse provides 7000 square feet of leisure space for community residents. Amenities include a heated pool and hot tub, large meeting room, pool table room, laundry facility, library, exercise room, darts, and shuffleboard. Each week our clubhouse hosts numerous activities and fun events coordinated by residents and our activity director. This community involvement makes Village of La Casa Del Sol a special place for friendships new and old.

Thomas Edison and Henry Ford spent winters in Florida enjoying each others friendship and studying the surrounding tropical paradise. They wanted to take care of their health and live long lives. Edison said, “I would like to live about three hundred years. I think I have ideas enough to keep me busy that long.” Like Edison and Ford, our Residents enjoy the nice sunny winter weather, each others’ friendship, and La Casa Del Sol’s activities. We invite you to join our community and have your own home in the Florida sunshine.

SOCIAL ACTIVITIES



THINGS TO DO:

- ✓ Golf Tournaments
- ✓ Barbecues
- ✓ Non-denominational church service
- ✓ Theme Dinners
- ✓ Trips to Beaches
- ✓ Ice Cream Social
- ✓ King & Queen Dance
- ✓ Charity Work at *Give Kids The World* (Kids visiting Disney w/ *Make-A-Wish*)
- ✓ Line Dancing
- ✓ Community Coffee Hour
- ✓ Shuffleboard
- ✓ Pool tournaments
- ✓ Bingo
- ✓ Swimming Pool Exercise Class
- ✓ Game night
- ✓ Woodworking
- ✓ Fashion show
- ✓ U.S. / Canada Day Parade
- ✓ Art & Painting Lessons
- ✓ Pancake Breakfast
- ✓ Bridge & Card Games
- ✓ Nintendo Wii Parties
- ✓ Many More

Whether you spend an afternoon playing games with a friend, or participate in a weekly planned activity, there are many opportunities for fun and companionship at Village of La Casa Del Sol. Our activity director/coordinator works with residents to plan fun weekly events and special events such as theme dinners, bingo, barbecues, day trips and charitable work. Resident input is appreciated, and there is truly something for everyone. Please take a look at the Sample Event Calendar on the next page to see how many fun social events our community offers.



SAMPLE ACTIVITIES CALENDAR

This is an actual calendar of planned community activities for a past February. There is something for everyone to enjoy at Village of La Casa Del Sol.



GOLF
 Tuesdays & Thursdays
 (signup in Club House)
SHUFFLEBOARD
 Monday & Thursday
 10am & 1pm
STITCHERS
 Thursday 10 am (Cottage #32)
WATER AEROBICS
 Tuesday & Thursday at 11 am

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 8:15am Video Ex 9:15am Gentle Yoga 9:30am Mahjong (Billiards Room) 7pm Bingo	2 8:15am Coffee 9:30am Rockettes 3pm Bowling 3pm Book Club 6:45pm Scrabble 7pm Nickels	3 8:15am Video Ex 1pm Hand & Foot 6:30pm Hand & Foot 6:30pm Dominoes	4 8:15am Video Ex 9:15 Rockettes 10:30am Ballroom Dancing 1pm Bridge in #273 7pm Bingo	5 8:15am Video Ex 9:30am Chorus 11am Cribbage 1:30pm Euchre 6:30pm Court Whist	6 8am PANCAKE BREAKFAST
7 8:15am Special Church 2:00pm SUPERBOWL SUNDAY 6:30pm Bridge in #273	8 8:15am Video Ex 9:15am Gentle Yoga 9:30am Mahjong (Billiards Room) 7pm Bingo	9 7:30 Craft/Bake Sale 8:15am Coffee (DSA Perform) 9:30am Rockettes 3pm Bowling 3pm Book Club 6:45pm Scrabble 7pm Nickels	10 8am Prevention Plus in Library 8:15am Video Ex 10:30am Ballroom Dancing 1pm Paint Class in clubhouse 1pm Hand & Foot 3pm GKTW DENNY'S 6:30pm Hand & Foot 6:30pm Dominoes	11 8:15am Video Ex 9:15 Rockettes Noon ANNUAL BBQ 1pm Bridge in #273 7pm Bingo	12 8:15am Video Ex 9:30am Chorus 11am Cribbage 1:30pm Euchre 6:30pm Court Whist	13 8pm SWEETHEART BALL
14 8:30am Church 2:00pm Jam Session 6:30pm Karaoke 6:30pm Bridge in #273	15 8:15am Video Ex 9:15am Gentle Yoga 9:30am Mahjong (Billiards Room) Noon CANADA DAY 7pm Bingo	16 8:15am Coffee 9:30am Rockettes Noon ILL/WISC DAY 3pm Bowling 3pm Book Club 6:45pm Scrabble 7pm Nickels	17 8:15am Video Ex 1pm Hand & Foot 7pm Annual Talent Show	18 8:15am Video Ex 9:15 Rockettes 10:30am Ballroom Dancing 1pm Bridge in #273 7pm Bingo	19 8:15am Video Ex 9:30am Chorus 11am Cribbage 1:30pm Euchre 6:30pm Court Whist	20 5pm Potluck Dinner & Movie "Jersey Boys"
21 8:30am Church MICHIGAN DAY 2:00pm Jam Session 6:30pm Karaoke 6:30pm Bridge in #273	22 8:15am Video Ex 9:15am Gentle Yoga 9:30am Mahjong (Billiards Room) 7pm Bingo	23 8:15am Coffee 9:30am Rockettes 3pm Bowling 3pm Book Club 6:45pm Scrabble 7pm Nickels	24 8:15am Video Ex 10:30am Ballroom Dancing 2pm DSA Storytellers 6:30pm Hand & Foot 6:30pm Dominoes	25 8:15am Video Ex 9:15 Rockettes 1pm Bridge in #273 7pm Bingo	26 8:15am Video Ex 9:30am Chorus 11am Cribbage 12:30 NY/Penn Day 6:30pm Court Whist	27 Noon Minn/Ia/S. Dakota Day 7pm KARAOKE SOCK HOP
28 8:30am Church 1pm Indiana Day 6pm Gospel Concert 6:30pm Bridge in #273	29 8:15am Video Ex 9:15am Gentle Yoga 9:30am Mahjong (Billiards Room) 7pm Bingo					

Thursdays: 1:30pm Rosary #102

Tuesdays: 10am Ladies Bible Study #146

Men's Bible Study #210

NEARBY ATTRACTIONS

Golf

Private and Municipal courses with more than 500 holes of golf to choose from!

Museums

- Sun 'n Fun Museum
- Museum of Fishing
- Water Ski Hall of Fame

Gardens & Nature

- Fishing, Fishing, Fishing
- Lego Land, Winter Haven
- Silver Springs Glass Bottom Boats
- Lake Region Audubon Nature Conservatory, Winter Haven
- Green Swamp, Polk County
- Busch Gardens, Tampa
- Gulfside Beaches including Caladesi Island (recently rated one of N. America's Top beaches)
- Atlantic Beaches including Cocoa Beach and Daytona Beach

Attractions and Theme Parks

- Walt Disney World Resort
 - Magic Kingdom
 - Epcot Center
 - Hollywood Studios
 - Animal Kingdom
 - Downtown Disney Springs
- Universal Studios
- SeaWorld
- Kennedy Space Center
- Cape Canaveral Cruise Ships
- Cocoa Beach
- Casino cruises

Airports (About 45-70 min. away)

- Orlando International (MCO)
- Tampa (TPA)
- Orlando Sanford (SFB)



COTTAGE FLOOR PLAN

VILLAGE OF
**La Casa
Del Sol**



* Each Cottage will differ slightly.



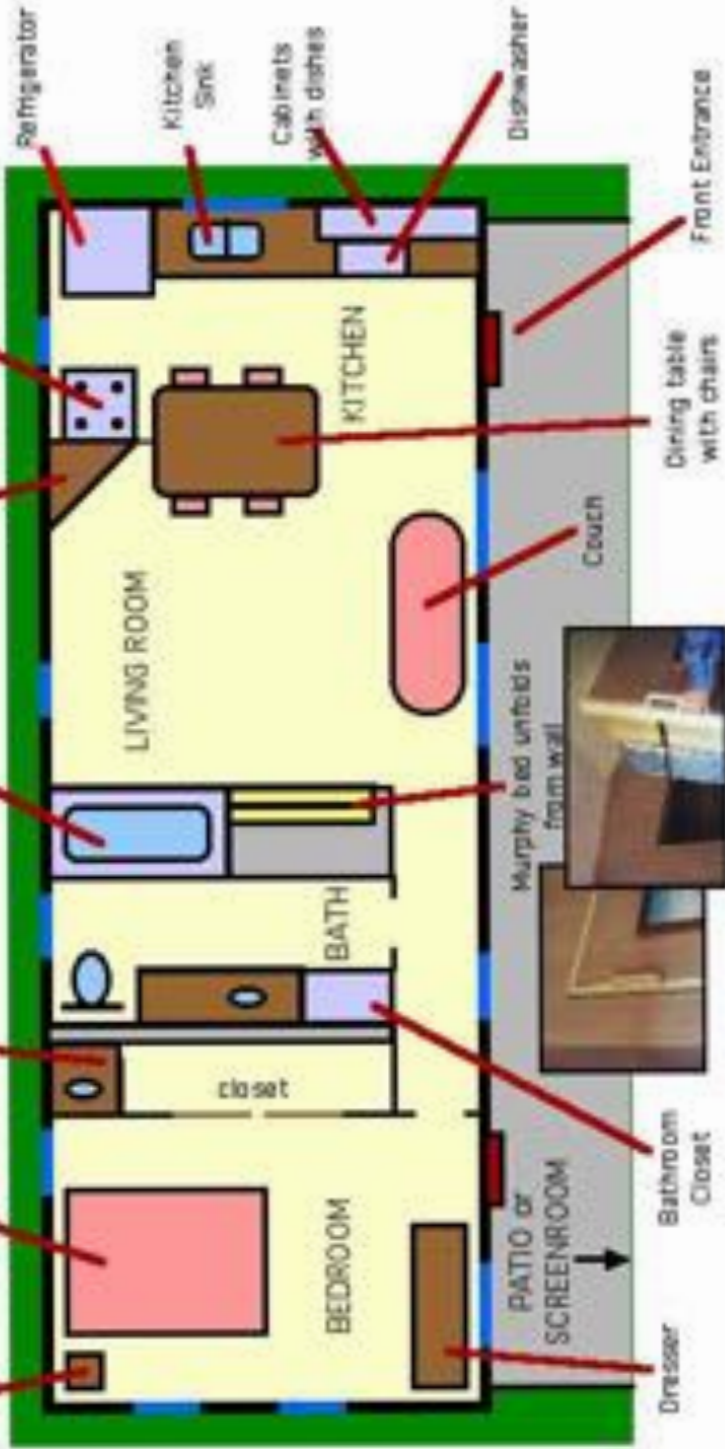
Sink & Vanity

Night Stand Queen Size Bed

Bathtub / Shower

TV Nook

Microwave and Conventional Ovens



LEASING PROGRAM 18 - 19

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TYPES OF LEASES & PRICING

Full-Time Rental Agreement. Village of La Casa Del Sol is the winter home for many seasonal snowbird residents; however, we welcome year-round residents. A 1 year lease is available for those residents who would like to call Village of La Casa Del Sol their full-time, permanent home.

Monthly Rate

Cottage + Air Conditioner	\$750.00 per month*
Cottage + Air Conditioner + Screen Room	\$845.00 per month*

Village of La Casa Del Sol is a non-smoking community.

Lease Payment Schedule - Payment is due monthly by the 1st of the month.

Special Discount: \$200 if full lease amount is pre-paid at lease signing.

Snowbird Rental Agreement. The snowbird lease was designed to give seasonal residents a discounted rate when they visit only seasonally with the added bonus of storage during the summer. The snowbird discount is only available when you physically visit for less than 8 months per year. Your items may stay in the home year round and you receive a discount for lower in-person use.

Snowbird Discounted Rate

Cottage + Air Conditioner	\$4,988.00 per winter season*
Cottage + Air Conditioner + Screen Room	\$5,988.00 per winter season*

Lease Payment Schedule

Payment:	Due Date (OR DATE SIGNED)	Amount:
First Installment	June 1, 2018	25% of lease payment
Second Installment	August 1, 2018	25% of lease payment
Third Payment	October 1, 2018	25% of lease payment
Final Payment	January 1, 2019	25% of lease payment

Special Discount: \$100 off if full lease amount is pre-paid at lease signing.

*Most Leases run June 1, 2018-May 31, 2019. Other lease start dates vary based on date you sign up. Prices and terms subject to change. Sign up soon for best prices and availability. There are other amenities available on some homes including: premium lots, vinyl window enclosed porches, and in-home washer/dryers. Homes with these amenities are more than the base rates listed above.

UTILITIES - A monthly lot services fee of \$30.00 is required for all months resided at La Casa Del Sol. This flat fee covers water/sewer, curbside trash pickup, and basic lawn mowing service. This fee is only charged for months you are physically present at La Casa. In addition, residents agree to pay for all electric charges based upon their own individual meter readings. Payment for electric and lot services fee charges are due as billed.

DEPOSIT - A security deposit of \$500.00 is required for each home.

PAYMENT - A security deposit to hold your spot may be paid online by credit card on our website. All other payments must be made in cash, money order, or check (available in U.S. funds only).

PETS - For all residents with a pet, there is a one-time nonrefundable charge per pet (per cottage). The fee is \$500 for the first pet and \$200 for the second pet. Only 1 dog per house is allowed, some breeds restricted. Two pets max. Pets cannot exceed 25 lbs. Residents are responsible for any damage caused by pets.

CANCELLATION OF LEASES - The termination of any lease prior to its expiration date, regardless of reason, will forfeit all money previously paid. May be responsible for additional rent subject to the lease.

This sheet provides a simplified overview; however, please see lease documents for all of the details.

ADVANTAGES OF OUR DISCOUNTED SNOWBIRD LEASE



1. A Florida home to reside in during the warm winters with the added bonus of storage during the summer.
2. A full calendar of planned activities. Our activities committee arrange an assortment of weekly, monthly, and special events. Take part in as many activities as you desire.
3. Personal storage. Leave your personal belongings in your home year-round. Unlike snowbirds who have a place for only a few months, you won't have to worry about storage fees and moving hassles.
4. Low rates and no Florida taxes (no sales/hotel tax). (Florida does not have a personal income tax.)
5. An individualized home. Bring your own special touch and personal items to your home. Even add your own flowers and plants. (No major modifications without written approval.)
6. Worry-free maintenance. We will inspect your home on a periodic basis (interior and exterior) and, by request, service any items that need repaired.
7. 100% non-smoking community. Village of La Casa Del Sol is a non-smoking community. Smoking is strictly prohibited and is considered a violation of lease.
8. We will provide a simple check-in procedure to facilitate your arrival and departure. As you depart, notify the office and we will be happy to turn off your electric and water supply. If you will notify us 48 hours before each arrival, we will reactivate your utility services prior to your arrival. Check-in times are 10:00 am until 4:00 pm. For arrival after 5:00 pm, arrangements must be made with the office in advance.
9. A magnificent surrounding environment to sit back, relax, and enjoy Florida's temperate weather and natural beauty.
10. A variety of area attractions within minutes. Entertain yourself and your guests with Disney's magic, white sand beaches, golf, boating, and much, much more!

FREQUENTLY ASKED QUESTIONS

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Q: I only want to come for 4 months during the peak winter season, do you rent for only this time period?

A: Due to high demand we only lease on an annual basis with our snowbird lease. You will find that Casa Del Sol is affordable even if you only come for a few months out of the year. The average monthly rate you will spend is lower than what many short term competitors will charge.



Q: Is high speed internet available?

A: Yes! High Speed Internet is available in our community through the local cable company, Spectrum. They also offer cable television packages. More information on Spectrum high speed internet see www.spectrum.com or call 1-855-222-0102.

Q: Is Free WIFI Available in the clubhouse?

A: Yes! Free Wifi is available in our clubhouse. (However, if you would like internet access in your individual home, you will need to purchase from Spectrum. See above.)

Q: Is phone service included?

A: No, Casa Del Sol does not provide phone service. You may choose to have a landline installed by the local phone company, or use your own cell phone. All cottages have phone jacks.

Q: I am 55, but my spouse is only 51. Can we still live in a 55+ community?

A: Yes! Only one person per household needs to be 55. If all occupants are under 55 (but close) please give us a call as we may still be able to accommodate you subject to certain government guidelines.

Q: Can I smoke?

A: No. All cottages, community buildings and grounds are strictly nonsmoking.

Q: Can I bring my small dog or cat?

A: Yes! A small pet under 25 lbs. at maturity is allowed, subject to a one-time fee of \$500. Some dog breeds are restricted. If you renew your lease, no additional fee is charged (for lease on same cottage only).

Q: Are there restaurants, shopping, and medical services nearby?

A: Yes! A hospital is located two blocks away from our location. Numerous restaurants, shopping, grocery stores and movie theater are located within a 5-10 minute drive. Nearby stores include: Target, JCPenny, Michaels, Dick's Sporting Goods, Publix Grocery store, CVS Pharmacy, Super Walmart and others. In addition, outlet stores, malls, and Downtown Disney Springs are only a short drive away. Our area is not serviced by public transportation, so a vehicle is necessary for shopping, dining, and groceries.

CONTACT INFORMATION

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We want to sincerely thank you for considering Village of La Casa Del Sol as your Florida home. If you are interested in signing a lease or have any questions, please contact us at your convenience. We receive a high volume of calls, so if you are unable to get through initially, please be patient and try again. Karen DeJonge is our office manager and would be glad to assist you.

Village of La Casa Del Sol (863) 421-1255

Toll-Free: 1-800-597-1255

Fax: (863) 421-1085

E-mail:

info@villageflorida.com

On the Web:

www.VillageFlorida.com

See our Facebook page under the search term:

Village of La Casa Del Sol

(A great place to connect with other residents before you come)

Address:

Village of La Casa Del Sol

39610 HWY 27

Davenport, FL 33837

