



## The Villas at Land's End

### Overview

Welcome to Land's End and The Villas at Land's End. We are one united community, regardless of whether you have a lake lot, golf lot or villa lot. The Land's End Homeowner Association manages the entire development and is responsible for adopting rules and enforcing the restrictions in the CCRs, which are essentially the same for all phases. A special committee of The Association is responsible for overseeing the maintenance of The Villas and is comprised of all Villa owners.

The Villas are unique in that all Villa homes share most of the land and improvements in that phase. Rather than each homeowner having a separate tract of "deeded property", a Villa owner "leases" the land beneath his home and shares the surrounding property with other Villa owners. Below are some points that highlight the unique characteristics of The Villas:

- The entire Villa project is composed of one parcel of land that includes:
  - 17 individual home sites
  - Shared landscaping & sprinklers
  - Shared septic system
  - Shared SRA leaseback
- The "Shared Use Area" refers to those areas listed above as "Shared" and is for the exclusive use of Villa owners, who pay the cost of maintaining that area. It does not include the road.
- "Shared Use Area" is different from "Common Area", which refers to those areas within Land's End that is common to all owners, such as the entrances, roadways, and pond.
- Villa owners are members of the Homeowner Association and pay the same Annual Common Assessment as all owners, currently \$300 per year.
- Villa owners also pay a quarterly Shared Use Fee for upkeep and maintenance of the Shared Use Area, currently \$750 per quarter. This fee is paid to The Association and is used exclusively for the Shared Use Area, excluding individual home sites. It may not be commingled with Common Area funds.

In summary, The Villas are individual homes just like everyone else's, they just don't have to worry about landscaping and sprinkler systems, septic system inspections, mowing the grass, pulling weeds, fallen trees, or annual leases with the SRA. It's all included in one bundle and they pay a quarterly maintenance fee that's far less than most owners pay for the same items on their deeded lots.

The CCRs for Phase IV (The Villas) are essentially the same as all other phases of Land's End, however, they do include special provisions to accommodate the special needs of The Villas.