

VICTORIA PARK COMMUNITY
2018 HOMEOWNERS AMENITIES AND DUES

A. Dues are collected quarterly through Evergreen Lifestyles Management and statements are mailed to the address reported by the homeowner. Please contact our office with any change of address.

B. The following are some of the items included with the assessments collected:

I. **Entire Community –**

- Lake Victoria Amenity Center, consisting of a community pool, tennis courts, fitness center, walking path and children's playground.
- Trails Amenity Center, consisting of a community pool, fitness center, children's playground.
- Lifestyle program – Please note that fees are charged for certain activities and events.
- High Definition (HD) Box with Premium cable television and internet access.
- Landscaping of common areas.
- Master irrigation system including reclaimed water for irrigation.
- Maintenance of storm water retention areas, environmental preserves and all common areas.
- Costs for upkeep of street lamp poles.
- Reserves for future replacements.

II. **Victoria Commons, Hills and Trails (VPHOA):** In addition to the items under section I above, VPHOA assessments also include covenants enforcement, collection of assessments from delinquent owners and operation and maintenance (including landscaping) of the VPHOA pocket parks.

- Certain lots within the Victoria Commons also include landscape maintenance, consisting of mowing, trimming, edging, detailing, fertilizing, and periodic irrigation inspections including minor adjustments. * Please note that maintenance of landscaping inside any enclosed courtyard or back yard area not readily accessible by commercial landscape maintenance equipment and personnel is the responsibility of the individual homeowner.
- Townhomes also include building shell insurance, operation and maintenance of the mail kiosks, landscape maintenance, consisting of mowing, trimming, edging, detailing, fertilizing, and periodic irrigation inspections (including minor adjustments) of front and side yards. * Please note, maintenance of landscaping inside any enclosed courtyard or back yard area is the responsibility of the individual homeowner.

III. **Victoria Gardens:** In addition to the items in section (I.) above, Victoria Gardens assessments also include operation and maintenance of the Gardens Clubhouse, common area landscape maintenance, home site landscape maintenance consisting of mowing, trimming, edging, detailing, fertilizing, periodic irrigation inspections (including minor adjustments and repairs), access control operations, and reserves for future replacements.

- Villa units also include reserves for repainting approximately every 7 years and re-roofing approximately every 15 years.

IV. Assessments are as follows:

- i. Victoria Gardens: \$1,156.59 per quarter
- ii. Gardens Villa: \$1,361.94 per quarter
- iii. Victoria Commons, Hills and Trails: \$484.16 per quarter
- iv. Victoria Common Lots with Landscape: \$848.20 per quarter
- v. Townhomes: \$1181.08 per quarter

C. Payments may be mailed to:

V.P. Homeowners Association, Inc.
Victoria Gardens Homeowners Association, Inc.
c/o Evergreen Lifestyles Management
P.O. Box 25353
Tampa, FL 33622

Please include your account number with your payment