



VICTORIA PARK COMMUNITY **2020 HOMEOWNERS AMENITIES AND DUES**

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

I. Entire Community – Victoria Park Community Council

- 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.
- Oaks Amenity Center (Coming Soon!), consisting of a community pool, fitness center, children's playground, volleyball court.
- Lifestyle program – Please note that fees are charged for certain activities and events.
- Cable & Internet.
- 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 lights.
- Reserves for future replacements.

II. Victoria Commons, Hills and Trails (V. P. HOA): In addition to the items under section (I) above, V. P. HOA assessments also include covenant enforcement, collection of assessments and operation and maintenance of the pocket parks located within V.P. HOA.

- 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. **Victoria Oaks:** In addition to the items in section (I) above, Victoria Oaks assessments also include covenant enforcement, collection of assessments, operation and maintenance of the entry monuments and pocket parks located within Victoria Oaks.
- V. 2020 Assessments are as follows:
- i. Victoria Gardens: \$1,175.76 per quarter
 - ii. Gardens Villa: \$1,412.76 per quarter
 - iii. Victoria Commons, Hills and Trails: \$464.84 per quarter
 - iv. Victoria Common Lots with Landscape: \$828.88 per quarter
 - v. Townhomes: \$1,195.51 per quarter
 - vi. Victoria Oaks: \$480.00 per quarter

B. What to do after closing?

- a. Please visit the Victoria Park Community Management Office located at 525 E Victoria Trails Blvd., DeLand, FL 32724 to register. Please bring your settlement statement, deed and survey. Please allow approximately 30 minutes for registration. All residents may purchase amenity card(s) and key fob (Victoria Gardens residents only) during registration. You will also receive Architectural Review Information, Community Standard Information, Gate Access (for Gardens residents), Website and other important information.
- b. Your title company will forward your information directly to Evergreen. Please allow up to 4 weeks to receive your payment coupons.
- c. **ENJOY YOUR NEW HOME AND WELCOME TO VICTORIA PARK!**