- What is a Resident Owned Association?
    - Lake Highlander is 100% resident owned! The price of a share in the co-op is included in the cost of the home.
    - Being part of a resident-owned community is beneficial to the Members because they are in control of monthly rent and repairs. They also have added liability protection and security against eviction for development.
    - With the knowledge that their homes – their largest assets – are secure, homeowners increasingly invest in their home enhancing a sense of community pride.
- Is a background check required for new owners and renters?

  A criminal background check as well as a credit check are required as a part of the screening process. ($70 per US applicant & $90 per International applicant)
- What is the monthly fee?

  Monthly maintenance fee is $255 per month.
- What services are included with the maintenance fee?

  The maintenance fee covers trash removal, recycling, and lawn service, as well as upkeep and repair on all common areas of the co-op. Trash is picked up twice a week at each driveway. Lawn maintenance is performed weekly or biweekly depending on the season.
- Are there restrictions on unit occupancy?

  Homes in the community must have one occupant who is age fifty-five years or older; and the second occupant must be no less than fifty years of age. Maximum of 2 tenants per unit.

- Are pets permitted?

  Share owners and residents may have a bird and/or a house-bound cat. Cats shall be on a leash when outside. No dogs allowed.

- Is your community professionally managed?

  Lake Highlander is managed by a full-time licensed Community Association Manager who also acts as director of maintenance for the property.

- Are there restrictions on subleasing?

  Members may rent for a period of not less than three (3) months and no longer than six (6) months within a rental year (defined as September 1 to August 31). **Weekend and short term (VRBO style) rentals are prohibited.** All renters will be required to obey park rules during the period of their lease. Renters must complete a background check for $55 and be approved by the Board prior to arrival.

- What is the policy on guests?

  All guests, including family members, staying two (2) nights or longer, shall be registered at the office. Guests, who are not immediate family may only stay while the share owner is then in occupancy.

- What amenities are available?

  The common area of Lake Highlander includes a clubhouse, heated pool, laundry area and 6 shuffleboard courts. The clubhouse is approximately 2,400 square feet which consists of a kitchen, library, billiards room, restrooms, as well as a large meeting hall. The temperature of the 27,000-gallon pool is controlled year-round

using geothermal energy. The laundry area offers oversize washing machines, dryers, and clotheslines.

- Are there activities?

  Lake Highlander Social Club organizes a full calendar of events. In addition to regular weekly activities such as Bingo, cards, Tai Chi, and Mahjong, there are dances, karaoke and other special events. Indoor walking club as well as water aerobics are also very popular and are offered several times a week during season. The park also has a shuffle board league, bowling league and golf team which competes each fall/winter.

  - When are the normal meetings of the Board of Directors?

    Board meetings are the second Thursday of each month.

- How do I contact management?

  You can reach the manager by Phone: (727) 733-5522 or you can use the Contact Us form to send an email.