

### SUB-ASSOCIATION (VILLA VILLAGES) INFORMATION SHEET

Assessments in all sub-associations include: Irrigation, Lawn Mowing, Front Hedge (shrubs) Trimming, Lawn Fertilization, Pest (lawn) & Weed Control, and Exterior Painting (Winding Oaks & Tall Pines/Golfview excluded). Additional services listed under each villa. NO roof replacement, interior pest control or exterior building repairs in any sub-association.

**CASTLE PINES VILLAGE** Units: 50  
Monthly Assessments: \$106.00  
Dog Ownership: Yes (1) Dog

**CLUBHOUSE VILLAGE** Units: 32  
Monthly Assessments: \$130.00  
Termite Protection  
Dog Ownership: Yes (2) Dogs

**COUNTRY RIDGE VILLAGE** Units: 62  
Monthly Assessments: \$136.00  
Termite Protection  
Dog Ownership: Yes (1) Dog

**EVERGREEN VILLAGE** Units: 32  
Monthly Assessments: \$143.00  
Dog Ownership: Yes (1) Dog

**FOREST GLEN VILLAGE** Units: 67  
Monthly Assessments: \$122.00  
Termite Protection  
Dog Ownership: No

**HILLSIDE VILLAGE** Units: 36  
Monthly Assessments: \$123.00  
Termite Protection  
Dog Ownership: No

**LAKE OF THE PINES VILLAGE** Units: 52  
Monthly Assessments: \$123.00  
Termite Protection  
Dog Ownership: Yes (1) Dog

**MANOR PINES VILLAGE** Units: 125  
Monthly Assessments: \$139.00  
Pool Upkeep  
Dog Ownership: Yes (2) Dogs

**MANOR PLACE VILLAGE** Units: 145  
Monthly Assessment: \$106.00  
Dog Ownership: Yes  
PLEASE CALL COMMUNITY MANAGEMENT SERVICES  
FOR MORE DETAILS: 727-816-9900

**NATURES GLEN VILLAGE** Units: 115  
Monthly Assessments: \$139.00  
Pool Upkeep  
Dog Ownership: No

**NATURES PLACE VILLAGE** Units: 59  
Monthly Assessments: \$118.00  
Termite Protection  
Dog Ownership: No

**OAKRIDGE VILLAGE** Units: 44  
Monthly Assessments: \$140.00  
Termite Protection  
Dog Ownership: No

**PINE GLEN I VILLAGE** Units: 89  
Monthly Assessments: \$125.00  
Termite Protection  
Pool Upkeep  
Dog Ownership: Yes (1) Dog

**II PINE GLEN VILLAGE** Units: 72  
Monthly Assessments: \$125.00  
Termite Protection  
Pool Upkeep  
Dog Ownership: No

**PINEGROVE VILLAGE** Units: 133  
Monthly Assessments: \$154.00  
Mailbox post repair or replacement  
Carport maintenance & bulb replacement  
Dog Ownership: Yes (1) Dog

**PINE LAKE VILLAGE** Units: 55  
Monthly Assessments: \$118.00  
Termite Protection  
Dog Ownership: Yes (1) Dog

**TALL PINES/GOLFVIEW MAINTENANCE** Units: 79  
Annual Assessment: \$42.00  
Single Family Homes  
No Services

**VILLAS OF LAKEWOOD ESTATES** Units: 25  
Monthly Assessments: \$150.00  
Dog Ownership: Yes (2) Dogs

**WINDING OAKS VILLAGE** Units: 19  
Monthly Assessments: \$110.00  
Single Family Homes  
Dog Ownership: Yes (2) Dogs

**THE WOODLANDS VILLAGE** Units: 72  
Monthly Assessments: \$126.00  
Termite Protection  
Dog Ownership: Yes (1) Dog

Sub-Association's documents are available on TPCA website.

**Effective 1/1/25:** Subject to Change without notice.