

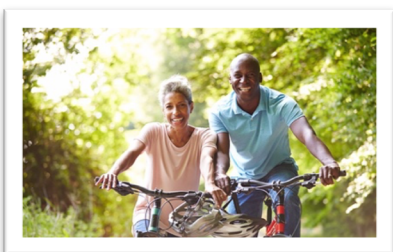
Simple Life

Live large. Carry less.



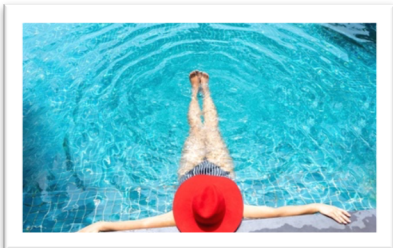
An All-Inclusive Lifestyle Value

Some call it “cost of living.” At Simple Life, we prefer “value of lifestyle.” For one affordable monthly fee, you enjoy amenities, services, activities and more. Without the cost and burden of land ownership, you keep more money in your pocket and more time in your life to enjoy it.



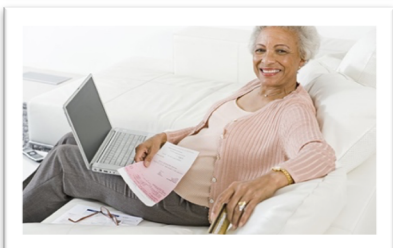
BENEFIT # 1 - More Experiences. Less Expense.

Add it up. For one affordable monthly fee, you live in a private home that you own while enjoying a community of like-minded people who value living life over maintaining things. What new experiences will you enjoy with the money you save?



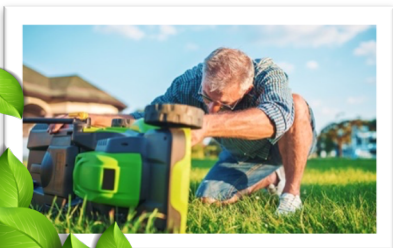
BENEFIT # 2 - Lifestyle.

Live an all-inclusive life in your community with exclusive access to private amenities and events, yoga/fitness classes, organized crafts/games, group outings and activities, clubhouse, pool, dog park, walking trail, common green spaces, lakes, and more - All professionally managed and maintained by a dedicated staff who are leaders in the hospitality industry.



BENEFIT # 3 - Predictable Monthly Costs.

You have better things to do than balance utility, internet, cable, and trash bills. We cover it all in one monthly fee. When fees increase, they are very modest, and you know well in advance. No surprises.



BENEFIT # 4 - Less Maintenance. More Life.

Leave the yard work to us. We take care of front and back yard upkeep, plus all the common areas and community landscaping, while you take care of living a healthy, rewarding life.



Lakeshore Community Highlights

A coveted Central Florida location in the heart of it all that promises a relaxed cottage home lifestyle in a community of like-minded and welcoming neighbors. Life in Lakeshore offers exclusive private amenities and outdoor activities.

- ✔ Easy Florida Lifestyle
- ✔ Top-Notch Medical Facilities
- ✔ Diverse Shopping and Dining
- ✔ Close Proximity to Golf
- ✔ Community Pool & Fitness Center
- ✔ Community Clubhouse
- ✔ Open Air Pavilion
- ✔ Community Events & Activities

COMMUNITY FEES

Simple Life makes life easier by bundling utilities, services, property maintenance, and lifestyle expenses into one affordable monthly fee that includes:



Lot Lease
\$265/month*

- ✔ Lease your lot with no real estate property taxes
- ✔ Enjoy full privileges to your land
- ✔ Avoid the burdens of land ownership
- ✔ 10 yr. renewable lease

*Monthly premium added for select homesites



Lifestyle
\$90/month

- ✔ Pool
- ✔ 24-Hour Clubhouse
- ✔ Fitness Facility & Yoga Room
- ✔ Walking Trail
- ✔ Organized Classes & Community Activities
- ✔ Dog Park
- ✔ Community Gardens
- ✔ Open-Air Pavilion
- ✔ Grills & Firepit
- ✔ Community Tool Shed
- ✔ Bocce Ball
- ✔ Pickle Ball



Utilities & Maintenance
\$360/month

- ✔ Water, Sewer, & Irrigation
- ✔ Trash & Recycle Pickup
- ✔ Premium HD Cable
- ✔ High Speed Internet
- ✔ Community Landscaping
- ✔ Seasonal Plantings
- ✔ Lake Maintenance
- ✔ Common Area Maintenance
- ✔ Road & Building Maintenance
- ✔ LED Street Lighting
- ✔ Security Gates

LAKESHORE

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