

SILVER LAKES RV RESORT & GOLF CLUB
BY SILVER LAKES REALTY, INC.
FACT SHEET

Effective 2015

Subject to Change Without Notice

Silver Lakes RV Resort & Golf Club is the ideal facility in the ideal location.

The Resort is located 5 miles north of Marco Island on C.R. 951 and 1 ½ miles south of U.S. 41.

Constructed on approximately 110 acres, *Silver Lakes* is within minutes of beautiful Gulf Beaches, fine shopping & dining, and championship golf courses.

WITHIN THE RESORT (UPON COMPLETION), YOU WILL FIND

1. 560 full service lots
2. Waterfront lots on three (3) stocked, freshwater fishing lakes
3. 9 hole executive golf course
4. Three (3) heated swimming pools and two (2) jacuzzis
5. Top quality, all weather tennis courts, shuffleboards, boche court and horseshoe pits
6. Clubhouses with kitchens, dance floors, pool tables, laundries and shower facilities
7. Quality exercise equipment in the fitness center
8. Access controlled by security gate.

A TYPICAL SITE CONSISTS OF

1. Fully landscaped site with automatic sprinkler system
2. 24' by 40' concrete pad on average 35' by 70' lots, plus driveway
3. 28' by 40' concrete pad on average 45' by 90' lots, plus driveway
4. Concrete driveways that are 18' by 23'.
5. Water, sewer, electric, cable TV and telephone availability

Silver Lakes is a resident owned (deeded property) subdivision with a Property Owners Association, operated by an experienced management team.

Only commercially manufactured RV's (5th wheels, travel trailers, and motor homes) no less than 25 feet and meeting management standard conditions are accepted. No tents, pop-ups, hi-lows, truck campers or vans of any type are allowed. Palm Harbor Park Models are available for purchase.

Property Owners Association dues are \$203.00 per month. Dues are paid quarterly, in advance, and cover liability insurance, maintenance, water and sewer, trash pick-up, lawn service, cable TV, recreational facilities, activities, security and reserves. There is a one time contribution to capital assessment at purchase in the amount of \$1250. Owners are responsible for electric, phone and property tax.

A rental program is managed by Silver Lakes Realty, Inc. with revenues shared; owner 80% and management 20%. There are no restrictions on owners selling their lots in the future.