



GRENELEFE COUNTRY HOMES

REALTOR - VISITOR INFORMATION PACKET

GRENELEFE COUNTRY HOMES

OUR COMMUNITY

Country Homes was the first development established in Grenelefe. The golf course was once regarded as one of the top courses in Florida and even hosted PGA qualifying events. In its early years, most residents were seasonal retirees who spent part of the year here. Today, most homeowners live in the community year-round. Gates were later installed to help manage and limit access to the neighborhood, as the roads are privately owned by the community.

There are 97 homes in our development including five stand-alone homes, 50 single level homes, 24 multi-level homes and 18 in-between models. We all share the responsibility of maintaining our properties and residences to help keep our community attractive, thriving, and a place where property values remain strong for everyone.

We are a Florida 617 not-for-profit community. The community owns and maintains the private roads, gates, and provides street lighting, as well as landscaping services for the common areas. These services are funded through annual road assessment fees billed to each homeowner.

Homeowners may pay their assessment in full or arrange a payment plan with the Treasurer. Payments may be made via cash, check, money order, or credit card.

Any questions or correspondence can be mailed to Grenelefe Country Homes at PO Box 5196, Haines City, FL 33845-5916 or by contacting any board member.

GRENELEFE COUNTRY HOMES WEBSITE

Grenelefe Country Homes has a website. On the website you can review community documents and records including financials, budgets, the names and contact information for all current board members, meeting minutes, as well as other important announcements and useful information. The link to our website is <https://www.country-homes.org>.

ANNUAL MEETING

Each year we have an annual meeting to elect officers for the Corporate Board, present financials, and discuss current and future projects and/or needs in our development. The annual meeting is held on a Saturday in the last part of January. You will receive notice about the time, date and place of the meeting. All voting members must have their previous year's assessments paid. Everyone needs to attend since you are part of the community.

COMMUNITY VOLUNTEERS

If you have skills or expertise that could help support and strengthen our community, please consider reaching out to a member of the Board. Your involvement is appreciated in helping keep our community viable and well maintained.

GATES

The gates are operated electronically. New homeowners will receive 2 stickers to apply to the front of their automobile to use the gates. Additional or replacement stickers can be purchased, **please contact Dave Gibson at (231) 670-1093.**

Gate Rules:

- The 544 gate is to be used for convenient ingress and egress for residents only.
- Use of the gate by non-residents or for unauthorized purposes has resulted in traffic backups and delays, preventing residents from being able to enter the community in a timely manner. In some cases, residents have been forced to back up to allow another vehicle to move, creating a potentially unsafe situation due to the limited space available for vehicle stacking at the gate. Your cooperation in using the gate properly helps ensure safe and efficient access for all residents.
- The Robyn Lane gate is for deliveries, services, friends, family, etc.
- The Robyn Lane gate is equipped with a call box allowing visitors to contact you upon arrival. Please do not provide visitors with your gate code, as they can very easily enter the code and gain access to our community.
- If you get a call from the call box, please verify that the delivery, service, etc. is in fact, for your address. If it is, press 9 on your phone to allow access. This prevents unwanted access to our community.
- It is the responsibility of residents to provide directions to the Robyn Lane gate.
- Please do not attempt to force the gates open or closed in any manner, as doing so may result in damage to the gate system or cause personal injury. If you experience an issue with the gate or have any questions or concerns, please contact **Dave Gibson at (231) 670-1093 for assistance.**

ROADS

The goal of the Board is to help maintain a safe, welcoming community while preserving the peaceful environment we all value. Please remember that our roads provide the primary access for residents to enter and exit their homes and are a shared community asset.

The road resurfacing project will be completed in four phases, with Phase One already completed. A portion of the road assessment fees is set aside in a money market account to help fund future road maintenance and improvements. Maintaining the quality of our roads is an important investment, as the condition of our community infrastructure directly impacts the value and appeal of our properties.

Road Rules:

- Speed limit signs are posted throughout the community and must be observed at all times. Please help keep our roads safe by following the posted speed limits.
- Parking is not permitted on any community roads or common areas within Country Homes. Please help keep our roadways clear and accessible for all residents.
- No unregistered or unlicensed vehicles (with the exception of golf carts) are to be used on Grenelefe Country Homes roads. No semi-truck and trailers are allowed.

PARKING AREA

There is a cleared area on Nottingham Way behind a locked gate for community members to park boats, trailers, etc.

Secured Parking Lot Rules:

- Grenelefe Country Homes does not assume any liability for vehicles stored in the secured parking lot. Vehicles are parked at the owner's own risk.
- The parking lot is available 24 hours a day and is for licensed vehicles only.
- Use of the parking lot is available to homeowners who are current with their road assessment payments.
- When parking, please be considerate of other residents and ensure your vehicle does not block or restrict access to any other parked vehicle.
- If you would like to use the secured parking area, please contact **Gary Coffyn at (607) 244-9946 for assistance.**

WELLS/IRRIGATION

Many homes in the community have wells that are often shared with neighbors for irrigation. If you are fortunate to be sharing, an agreement can be made between parties.

The cost to repair sprinkler heads and irrigation lines within your property are solely your responsibility.

It may vary monthly, but it is much lower than the cost from Grenelefe Utilities.

GRENELEFE WATER UTILITIES LLC (Water Service)

Grenelefe Water Utilities is located at 3271 Camelot Drive, Haines City, FL 33844. Office hours are Monday through Friday, 8:00 a.m. to 3:00 p.m.

To establish a new service, please email: moverinsetup@grenelefewaterutilites.com.

For water-related emergencies, contact the emergency line at (407) 572-2053. Text messaging is the preferred method of communication for the fastest response.

PERMITS

Certain improvements or modifications to your residence or property may require permits under Polk County regulations. Please contact Polk County Building Permits at (863) 534-6080 or visit <https://www.polk-county.net/building> for additional information and guidance.

PEST CONTROL

It is recommended that homeowners take preventative measures by either hiring a professional service or treating the exterior of their home and surrounding landscaping with appropriate sprays and/or granules. Regular pest control helps protect your home and is also a courtesy to your neighbors who share adjoining areas.

Please remember that termites are attracted to damp, decaying wood and can gain easier access when exterior paint is peeling, worn, or no longer providing protection. Regular maintenance of your home's exterior helps prevent potential issues and contributes to maintaining the overall appearance and value of our community.

PETS

Dogs are welcome members of our community; however, all residents must comply with the Florida Leash Law. Dogs must be kept contained on your property or under control at all times.

When walking or exercising your dog, please be considerate of your neighbors and our shared spaces by immediately picking up and properly disposing of any waste left outside your yard, including on common areas, roadways, or another resident's property. This applies to all forms of pet exercise, including those using a golf cart.

County Animal Control recommends taking a photo or video of any violations you observe within the community. Documentation can help address concerns and allows Animal Control to handle the situation appropriately.

Please remember that dogs and cats over four months of age must be registered and have a current rabies vaccination as required.

COUNTY SERVICES (Paid for on your Tax Statement)

- **Yard Waste:** You may put yard waste at the edge of your driveway and the county will pick it up early Thursday morning. (Only 4 bags/bins/bundles per week. All sticks must be less than 2 1/2 inches in diameter, bundled, and no more than 3 feet in length. Bags and bins must not weigh more than 30 lbs.)
- **Trash & Recyclables:** All trash, paper, cardboard, plastic etc. must be in the trash container. If it is full, you may use the former recyclable container. The county will pick it up early Thursday morning. It is recommended you place your trash container at the edge of your driveway Wednesday evening.
- **Large Bulky Items:** You need to call **Polk County Solid Waste Dept.** to schedule pickup for large bulky items. The number to call is **(863) 284-4319**. It is picked up on the 2ND THURSDAY OF EACH MONTH (They will only pick up Furniture and Appliances. No other items).