

Leisure Meadows - FAQs

Who owns Leisure Meadows?

Leisure Meadows is privately owned and has been under new ownership since July 29, 2016. For more information regarding ownership please email: info@otherstreet.com or call 407-286-0353

Is Leisure Meadows a 55+ community?

No. We are proud to be the only All-Ages community in the immediate area. Residents and prospective Residents of all ages are welcome!

As a Tenant/Resident, what are my responsibilities?

It is important to read the Prospectus/Lease thoroughly and ask questions about anything that you may not understand. In general, Tenants/Residents are responsible for:

- All utilities, exclusive of those provided in the lease
- Cleanliness and safety of the leased premises, lot, and surrounding area
- Lawn care
- Proper disposal of trash
- Compliance with all community rules and regulations
- Consideration for your neighbors
- Following the terms of your lease agreement

Do you have homes for sale and for rent?

Most of the homes within the community are privately owned by the Resident. The Resident then pays a lot rental fee each month, which covers specific utilities/services. We have homes for both sale and for rent. Availability can vary. It is best to contact the management office to inquire about the most up-to-date availability. We do not post our rental homes on this website, we only post the homes for sale. Unfortunately, we do not keep a waiting list for our rental units due to the interest volume. We always post our available homes both for sale and for rent on our Facebook page and we encourage prospective Residents to “follow” us there. We currently have both used and brand-new homes for sale!

What happens when my lease expires? (Rental Homes Only)

At least 30 days prior to your lease expiration date, you will receive a notice that your lease will be terminating soon. This notice may also give you the option to renew under new terms. If the option to renew is offered, you must renew the lease before or on the date listed on the notice, to continue residing in the home/community. Failure to renew and or vacate the home by the timeline listed on the notification can result in eviction.

I purchased a manufactured home elsewhere; can I move it into your community?

Yes! Prospective Residents interested in bringing in their own home to Leisure Meadows can inquire within the on-site management office or call 407-286-0353. The home itself must meet the community standards.

What kind of agreement is required just for the leased lot?

Each community has a Prospectus and Community Rules and Regulations, which includes a lot lease agreement. These are governed by the Chapter 723 Florida Statutes. The agreement typically auto-renews after the initial term, unless otherwise determined.

Where can I review a copy of the current Community Prospectus and Rules and Regulations?

You may contact the on-site management office or stop in during business hours to request a blank copy for your review. You may also email to request a copy be sent to you.

When is my rent due?

All charges including rent are due on the 1st of each month, unless your specific lease agreement states otherwise.

Any payments received after the close on the 5th of the month will be considered late, and will be subject to applicable late fees, as outlined in your prospective lease agreement.

What are acceptable forms of payment?

In person payments can be made with a money order, cashier's check or personal check. Payments can also be made via our online payment system using a bank account or debit/credit card. Our offices do not accept cash. Payments in advance are accepted but partial payments on or after the due date are not accepted. Post-dated checks are not accepted.

What happens if I am unable to pay my rent?

You'll first need to communicate this to the management office. If your payment is not received by the tenth of the month, you will receive a second late fee along with a 3 or 5-day demand notice. If payment is not made within the required time limit (as outlined in the notice), eviction proceedings will begin.

Another adult wants to come live with me, is that allowed?

All prospective residents/occupants must apply and be approved through our application process. The additional adult needs to apply and receive approval through the management office prior to residing in the home/community. If the adult is not approved through the application process, the adult is not allowed to reside in the community. Please refer to your agreement and Prospectus for more information. Residents who house unapproved residents/occupants will be subject to eviction proceedings.

Do my children need to be listed on the account even if they are under 18 years old?

Yes. All occupants of the home must be listed on the initial application, if the number of children change, after the initial application process, please just provide the name of the child and their date of birth to the management office. This information is required and is important for us to have on file in the event of an emergency- we need to know who resides in the home.

What if I suspect danger or I have a life-threatening emergency?

Call 911

Is Leisure Meadows pet friendly?

Yes! Each home may have up to two pets. Dogs must be 30lbs or less, fully grown. Unfortunately, due to insurance reasons, we are not able to accept aggressive dogs or aggressive breeds. Cats must be indoor type only. A pet meet-n-greet may be requested prior to approval. All pets must be registered within the management office, proof of up to date rabies vaccination documents required. A pet fee may apply.

Where will I get my mail when I become a Resident?

We have communal mail boxes at the front of the community, along Marion County Road. Once you've signed a lease or lot lease agreement, you will provide it to the Weirsdale post office who will then issue you a box number and provide you with a key.

Can I use the clubhouse for a private event?

Currently, we rent out the clubhouse to Residents only for a \$50 fee + \$50 refundable deposit. Reservations are required in advance, other terms apply, contact the management office for more information.

Can I have a small event at the clubhouse without renting it privately?

Yes! Residents are welcome to use the clubhouse as much as they want during its hours of operation. We encourage Residents to use the clubhouse! It is the perfect space for Residents to have a picnic, small gathering, birthday party, book club, card game night etc. You do not have to reserve the clubhouse; however, if you have a large gathering and would prefer that it stay private to your guests only, then you will need to reserve it as such.

Are their laundry facilities on-site?

No.

What do I do with my garbage?

We offer curbside garbage pick-up. Each home must have an appropriate garbage can, large enough to hold a weeks' worth of trash for your household and must have a lid. Garbage cans must be set at the roadside of the lot every Friday before 6 AM.

Is the community safe?

We strive to create a clean, safe and enjoyable environment for our Residents to reside in. We take pride in our policies and processes that aid in us reaching this goal. You may contact the local police department to inquire about the activity within and/or around the community.

Should I carry homeowners insurance?

If you own a manufactured home, you should protect your investment with homeowner's insurance.

I'm a renter, should I carry renters insurance?

We encourage our renters to purchase insurance for loss and general liability. These policies are inexpensive and can be well worth the cost. Renters insurance compensates for the loss of your property due to fire, theft, flooding, storms, or other unforeseen events. The possessions covered may include furniture, appliances, clothes, electronics, jewelry, and other items that can be expensive to replace. Additionally, the insurance may cover your liability for damages that occur due to negligence and may also protect you against a lawsuit brought by an injured guest or visitor.

I'm a renter, how do I request maintenance and/or report an issue in the home?

We prefer that you submit a maintenance request using the online Maintenance Request Form. Click on the Residents tab and choose the Maintenance option. You can also request a repair by emailing the manager or submitting a request in writing.