

Windsor Village – FAQs

Do you have to be 55 or older to reside in Windsor Village?

Windsor Village is a 55 and over community; however, there is some flexibility if you are 40 or over. Our community must remain 80% occupied by Residents who are 55 and older.

As a Resident, what are my responsibilities?

It is important to read the Prospectus/Lease/Rules and Regulations thoroughly and ask questions about anything that you may not understand. In general, 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 occasionally have homes available for sale and we are currently bringing in homes to fill up the 6 vacant lots. It is best to contact the management office to inquire about the most up-to-date availability.

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. There is also a copy available for review in the clubhouse. 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.

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

Call 911

Is Windsor Village pet friendly?

Yes! However, 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. Please contact the Property Manager or refer to the Prospectus regarding other pet rules, requirements and terms.

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

We have communal mail boxes near the clubhouse/recreation area. Once you've signed a lease or lot lease agreement, you will provide it to the post office as directed by the Property Manager, the post office 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. 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?

Yes. The laundry room is located next to the office, across from the shuffleboard courts. The machines are coin-operated. Change is not provided in the office.

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.