

The Arbors of Ocala-FAQ

Do you have to be 55 to reside in The Arbors of Ocala?

The Arbors of Ocala is a 55+ community; this means that 80% of the homes must have at least one occupant that is over 55 years of age. We do have some availability for qualified Residents that are over 40.

When can I move in?

Right now! We have homes for sale in many price ranges and 4 empty lots just waiting for a new home. The Arbors of Ocala is a land lease community, this means that the Residents own their own home and rent/lease the lot from the community. The lot rent covers specific utilities and services. Contact the office to find out what is currently available.

What is included in the monthly lot fee?

The monthly lot fee includes use of clubhouse, pool and other common areas. Water is also included with the monthly lot fee.

Is The Arbors of Ocala pet friendly?

Each household is allowed two (2) generally accepted domestic pets. These pets cannot exceed 25 pounds combined weight. Due to insurance reasons, we are not able to accept aggressive dogs or breeds. Cats are in door only. All pets must be registered with the management office, proof of up to date vaccination will be required. A onetime pet fee of \$100.00 per pet will be applied when pet is registered with the office.

What is required to move in?

We do run a credit and background check on all prospective residents. This does involve a complete credit and criminal search. Proof of income will be required. The application fee is currently \$100.00.

What kind of agreement is required between the Resident and Community?

Each community has a Prospectus/Lease/Rules and Regulations; these are governed by the Chapter 723 in the Florida Statutes. These agreement will normally auto-renew unless otherwise stated.

As a Resident, what are my responsibilities?

Resident responsibilities are covered in the Prospectus/Lease/Rules and Regulations which are presented and gone over with each new Resident. Residents in general are responsible for:

- Utilities not provided by the lot fee
- Maintenance and upkeep of their home and lot, including lawn care
- Following community rules and regulations
- Being considerate of your neighbors

Should I have homeowners insurance?

If you own a manufactured home, you should always protect your home as you would any other investment.

Can I review a copy of the current Community Prospectus and Rules?

A copy of the Prospectus/Rules and Regulations is available in the on-site management office. There is also a copy available for review in the clubhouse. If you would like a an email copy, please email Thearborsosv@gmail.com to request one.

When is my rent due?

All lot fees are due on the 1st of the month, unless your specific lease agreement states otherwise. Any payments received after the end of day on the 5th of the month will be considered late, and will be subject to applicable fees, as outlined in the lease agreement.

What are acceptable forms of payment?

In person payments can be made with money orders, cashier's check or personal check. Our office does not accept cash payments. Payments can be made in advance 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 by rent?

You will 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 lot rent payment is not made within the required time limit (as outlined in the notice), eviction proceedings will begin.

Can I use the clubhouse for a private event?

Yes, of course. Reservations can be made with the onsite manager. Residents are always welcome to use the clubhouse during hours of operation, for small gatherings and events. It is a great place to host a book club, card club, or craft group.

What are the pool hours?

The pool is open to all residents from 9 am to dusk. Residents who would like to bring guest are welcome to, but please remember that it is for Resident use first. Children can use the pool until 2 pm, and the pool is adult only after that.

Is the community safe?

We work hard to provide a safe, clean and welcoming environment for all of our Residents. You may contact the local police department to inquire about the community and surrounding areas. We are sure you will be pleased with their response. If you suspect danger or a life-threatening emergency please call 911.