

Spring Lake FAQ's

Is this an age-restricted community?

No. Spring Lake is an all-ages community!

When can I move in?

Please contact us to find out about current vacancies. Spring Lake is a land lease community, this means that typically the Residents own their own home and rent/lease the lot from the community. The lot rent covers specific utilities and services. If you wish to purchase a home from a private homeowner, you must apply for residency and be approved prior to you residing in the home and community.

What is included in the monthly lot fee?

The monthly lot fee currently includes, use of the clubhouse, water, sewer, and curbside garbage pickup.

Who is responsible for lawncare?

Currently the community offers complimentary lawncare.

Is Spring Lake 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 \$50.00 per pet will be applied when pet is registered with the office. Pet rules are required to be followed by each pet owner.

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 \$75.00 and is nonrefundable.

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 agreements 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 homeowner's 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?

Yes! We highly encourage all prospective residents to review the current prospectus and rules prior to purchasing a home and/or residing in the community. Please contact us for the current Prospectus and Rules. We can email, fax or mail it to you for your review.

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. Payments mailed in must be postmarked on the envelope by the USPS on or by the 5th of the month to avoid late fees. We highly recommend paying via phone, online or auto pay.

What are acceptable forms of payment?

You can make payments via money order, check, cashier's check, or personal check. Check by phone is also accepted. We do not accept cash. 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 my rent?

You will first need to communicate this to the OtherStreet MGMT office. If your payment is not received within the required time limit (as outlined in the legal notice that will be sent), eviction proceedings will begin.

Can I use the clubhouse for a private event?

Yes, of course. Reservations can be made by contacting OtherStreet MGMT. A security deposit may be required. 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. A key is required for entry. A key deposit is required.

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.