

RESOURCE GUIDE



SUN'N LAKE

FLORIDA'S CENTERPIECE
COMMUNITY



DEAR SUN 'N LAKE RESIDENTS AND VISITORS:

Welcome to Sun 'n Lake! Few other communities enjoy the ideal location, the vision and financial stability to maintain our outstanding quality of life, and the diverse population of families, professionals, couples, singles, and retirees that make our community such a special place to live.

The Sun 'n Lake of Sebring Improvement District is a special improvement district established as an independent special-purpose unit of government that finances basic services within the development including infrastructure, construction, services, and maintenance. These services include drainage, potable water, sewer, roads, and parks, all guided by our elected, five-member Board of Supervisors.

We hope you find it easy to connect with our community and encourage you to get involved. Whether you join our outstanding golf club, make use of our recreational amenities, volunteer in our schools, attend our churches, or participate in homeowner's association activities, we hope that you will love it here.

To learn more about our community, the District, or how you can get involved, please call the District Office or visit www.snldistrict.org.

5306 Sun 'n Lake Blvd, Sebring, FL 33872
863-382-2196



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IMPORTANT NUMBERS TO KNOW

District Office (24/7 Answering Service).....	863-382-2196
Water/Sewer Emergency.....	863-382-2196
24/7 SNL Security.....	863-235-1758
Code Enforcement.....	863-382-2196 x107
Recreation Complex.....	863-382-3679
Golf Club/Pro Shop.....	863-385-4830
Island View Restaurant & Pub.....	863-382-1191



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HISTORY

From a wilderness area, Sun 'n Lake's 12 square miles have evolved into a combination of conserved green spaces, carefully platted custom homes, community amenities, and two superb golf courses. The District is home to approximately 9,000 residents. It was once considered a retirement community, but has now evolved into a melting pot of both active adults and younger families.

The Sun 'n Lake of Sebring Improvement District came into being in 1974 by Highlands County ordinance. As an independent special district, Sun 'n Lake has an elected governing board, employing a general manager who oversees complete services from safety to roads and utilities. The District's progressive philosophy and innovative vision continue into the 21st Century.



LOCATION

Many of Florida's most popular cities, beaches, attractions, and destinations are just a short drive from Sebring. When you live at Sun 'n Lake, all that Florida has to offer, plus the relaxed pace and lower cost of living, will provide an ideal quality of life for years to come.



SUN 'N LAKE ASSESSMENTS

WHAT IS AN ASSESSMENT?

An assessment is a charge levied in a specifically defined geographical area of property owners who have been identified as having received a direct benefit from an improvement or maintenance.

WHAT ARE MY SUN 'N LAKE ASSESSMENTS USED FOR?

- Public Facilities
- Drainage
- Recreation Facilities
- Security Service
(24 Hours a Day, 7 Days a Week)
- Code Enforcement
- Mosquito Control
- Public Lighting
- Sidewalks
- Wetland Maintenance
- Scrub Jay Habitat Maintenance
- Road Maintenance
- Right of Way Maintenance
- Storm Water Management
- Landscaping in Common Areas
- Entrance and Directional Signs
- Golf Course Maintenance
- Planning Between County &
District

WHEN ARE MY SUN 'N LAKE ASSESSMENTS DUE?

Assessment notices are mailed in October and are due by March every year.

You can find a detailed description online at www.snldistrict.org
or call us with any questions:
863-382-2196.

CODE ENFORCEMENT 'N SECURITY

The Division of Security and Code Enforcement seeks to enhance our neighborhoods and support residents' health, security, safety, and general welfare through an efficient and effective security and code enforcement program.

All actions are conducted in a responsible and fair manner with a focus on customer service and public awareness while respecting the property rights of our land owners. Our Security Manager oversees a staff of security officers who patrol our community 24 hours a day, 7 days a week!

If you are planning to go on vacation or will be away from home for a while, just fill out a Security Watch Order Form online or stop by the District Office. Security will make frequent checks on your home while you are gone!

Our Code Enforcement Officer handles code enforcement activities in the District with the help of the Highlands County Code Enforcement office. For detailed information about Sun 'n Lake's Code Enforcement rules, please visit www.snlldistrict.org.



Code Enforcement issues can be directed to the District Office at
863-382-2196.

LIFESTYLE 'N AMENITIES

One of the most valuable amenities available to all residents is an optional membership in our golf club. As one of the most active clubs in Central Florida, members enjoy unlimited golf on two championship courses, a racquet club, pool, fitness center, pro-shop discounts, food and beverage discounts, driving range membership, and state-of-the-art practice facilities. Visit our pro-shop to learn more.

From health to history and shopping to schools, everyone's needs are met. The state-of-the-art Recreation Complex guarantees relaxing days. The Community Center provides a multi-use gathering place with kitchen, screened patio, library, and stage. With a variety of activities, you can join your friends for cards, crafts, aerobics, or conversation. The choice is yours!



RESIDENT ACTIVITIES

Whether your Sun 'n Lake lifestyle of choice is active and athletic or laid back and relaxed, you'll find your perfect place and perfect pace at our Recreation Complex. The complex features a fitness center, a lagoon pool with zero entry, a playground, basketball courts, a community center, a picnic pavilion, and an island gazebo. Social clubs and activities abound! And for tree lovers, bird watchers, and nature trailblazers there's 1,350 acres of wildlife to explore on the Sun 'n Lake Preserve.

The Sun 'n Lake Community Center is a multi-use facility complete with kitchen, restrooms, screened patio, library, and stage. This facility is available to residents of the District for personal or community functions.



RACQUET CLUB

Whether you prefer to play on a traditional big court or you've become a fan of the new little court craze, the Sun 'n Lake Racquet Club has you covered. Our four tennis courts, twelve pickleball courts, and eight-court shuffleboard court are pristine and popular. Fun team and tournament events keep our members active and busy.

Seating areas, water coolers, and lighting make it an ideal place for players of all types and skill levels. Memberships are required to use the courts and are available at the Recreation Complex.

Memberships can be purchased at the Recreation Complex located at 3500 Edgewater Drive. The recreation office is open seven days a week from 9:30am – 6:00pm. For more information about Racquet Club memberships, please call 863-382-3679.

The Racquet Club is located by the Clubhouse at 5223 Tee Time Circle.



POOL 'N FITNESS

The Recreation Complex's main attraction is our lagoon pool with zero entry. This beautiful area is relaxing and a fun place for all ages with plenty of lounge chairs, tables, umbrellas, and cabana rentals. The water is heated to 85 degrees for year-round swimming. Annual memberships and daily rates are available. Membership passes can be purchased at the Recreation Complex seven days a week.

Amenities include:

Airdyne Bike
Barbells: 5 Pounds to 90 Pounds
Cable Column With Attachments
Dumbbells: 5 Pounds to 50 Pounds
Elliptical
Flat/Incline Bench
Large group classes available
for members
Leg Curl/Extension
Recumbent Bike
Rower
2 Spinning Bikes With Computer
Stepper
Treadmill
TVs and Security Cameras
Yoga/Medicine Balls

The Fitness Corner has state-of-the-art equipment and a beautiful view of the pool deck. You'll enjoy getting in shape with our convenient hours, quality service, and affordable rate. Annual Memberships are available to be purchased at the Recreation Complex.

The Pool & Fitness Center is located at 3500 Edgewater Drive



GOLF COURSES

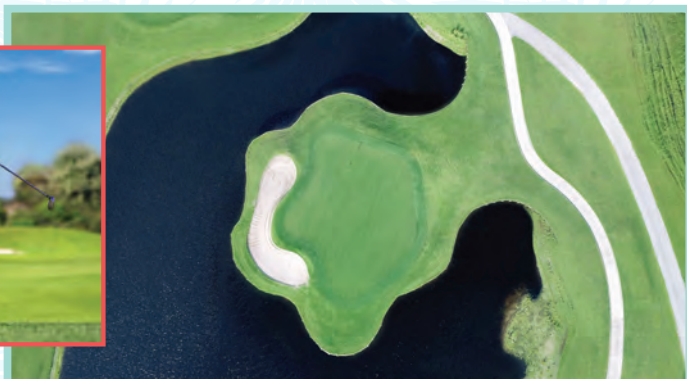
Voted the #1 golf courses year after year! Sun 'n Lake Golf Club has been voted the number one golf course in Highlands County four years and is home to two championship golf courses, Deer Run Golf Course and Turtle Run Golf Course. In addition to our island green and two beautiful golf courses, Sun 'n Lake Golf Club features a full driving range, a practice putting green, and a chipping green to get warmed up.

Member Benefits:

Unlimited play on the Deer Run and Turtle Run courses
Trail fee included
\$200 driving range key
USGA handicap for all members
Tee times three weeks in advance
10% off in the Golf Shop
10 guest passes for \$25 in-season or \$15 off-season
Unlimited use of the pool, fitness center, and Racquet Club

Sun 'n Lake is not a bundled community, so membership in the Club is optional. Membership includes unlimited play on both golf courses. USGA handicaps are calculated for all members. Members receive a 10% discount on purchases in the Golf Shop. Members are able to make tee times three weeks in advance, which is an advantage over the seven-day window for public tee times.

Pro Shop: 863-385-4830



ISLAND VIEW RESTAURANT 'N CLUBHOUSE

The Island View Lakefront Restaurant & Pub offers a unique menu and a number of specials throughout the month. Reservations are recommended. Please call 863-382-1191. Enjoy family nights, scheduled events and entertainment, and always a relaxed atmosphere. Bring friends, family, or business associates to Island View Lakefront Restaurant & Pub. Relax in the elegant comfort of our dining room and enjoy the lakeside view of our beautiful Lake Grenada.

The Sun 'n Lake Golf Clubhouse features a banquet facility. If you are hosting an event for anything from a baby shower to a wedding or family reunion, Sun 'n Lake is your place for a memorable celebration.



Island View
GREAT FOOD • GREAT FUN • GREAT FRIENDS



863-382-1191

SERVICES 'N COMMUNICATIONS

In addition to the many amenities and activities, there are various services readily available to all of Sun 'n Lake's residents and guests. The District has professional staff members to assist with every need, including bilingual assistance.

COMMUNICATIONS

Facebook: Follow us at facebook.com/SNLDistrict for up-to-the-minute information and happenings.

Email: Sign up for District email news by visiting www.snldistrict.org and clicking "Join Our Newsletter" at the bottom of any page!

TRASH PICK-UP

Residential garbage collection is provided weekly by Highlands County through Waste Connections of Florida. The regular pick-up day for Sun'n Lake is Thursday.

Yard Waste and Bulk Items are collected every other Thursday on alternating weeks.

White goods, appliances and tires can be scheduled for pickup by Waste Connections at 863-655-0005.

Recyclable materials can be taken to any of the County's drop-off recycling centers.

NOTARY PUBLIC

The District Office also offers notary service for residents.

PAYMENT OPTIONS – UTILITIES 'N ASSESSMENTS

PAY ONLINE/PAY BY PHONE

Payments can be made in person, by mail, through the website, and by phone.

AUTOMATIC BANK DRAFT – GO GREEN!

If you wish to have the utility payment taken out of your account automatically on a monthly basis, there is a form that can be filled out at the District Office to be turned in with a voided check. The form can also be found on the District website.

WATER USAGE GUIDELINES

Sun 'n Lake follows the water usage guidelines of the Southwest Florida Water Management District, a state/local governmental regulatory agency that manages water resources for west-central Florida as directed by state law. A list of the guidelines can be found online at www.snldistrict.org.

24/7 ANSWERING SERVICE

In case of any water, sewer, or other non life-threatening emergency, call the District Office at 863-382-2196. Our phone lines are always open with a 24-hour answering service.



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