



The Lakes at Tradition Community Benefits

(A DiVosta Signature Community)

Lakes at Tradition Homeowners Association:

- Landscape maintenance of common areas & individual homeowner lots.
- Lawn maintenance of common areas & individual homeowner lots.
- Irrigation system maintenance of common areas & individual homeowner lots.
- Landscape pest control & fertilization of common areas & individual homeowner lots.
- Entry gates with 24-hour manned guardhouse.
- Additional residents-only gated entrance utilizing RFID entry.
- Clubhouse with: 2 multi-purpose rooms, catering kitchen, billiard table, card tables, wi-fi, large screen TV.
- Outdoor community barbecue grill.
- Water Aerobics, Zumba, Book Club, Craft Club, Bingo, Trivia, Line Dancing, Canasta, Dominoes, Poker.
- Additional periodic social activities organized by in-house resident social committee.
- 24-hour Fitness center with key card entry.
- Post Office located in amenity center.
- Heated 66,000 gallon Resort Style Pool with key card entry.
- Heated 60,000 gallon Lap Style Pool with key card entry.
- Three tennis courts, two pickleball courts, two bocce ball courts, two shuffleboard courts, horseshoe pit.
- Basketball court with key card entry & children's playground.
- Multiple dog stations located throughout community.
- Maintenance of community streets, street lighting, signage & periodic repainting of homes.
- Architectural Review Board to maintain design integrity of the community.
- Licensed management of community and maintenance of amenity center.

Tradition Master Association:

- Home Town Cable using Fiber Optic lines:
 - Expanded basic cable.
 - Internet connection.
- Security system central monitoring.
 - Home phone line.
- Common area lighting, signage.
- Maintenance of common area turf & landscaping, maintenance of preserve areas.
- Maintenance of community streets, street lighting, walkways, lakes & fountains.
- Walking & biking trails.
- Parks, natural spaces, & preserve areas.
- Maintenance of storm water system.

Homeowners pay dues to 2 separate Associations: The Lakes and to Tradition Master Association.