

TRI-PAR ESTATES PARK & RECREATION DISTRICT
1616 Presidio St., Sarasota, FL 34234
Phone: (941) 355-8747; FAX (941) 360-0060

PARK INFORMATION

TRI-PAR ESTATES is an age restricted 55+ Community operated as a Special Taxing District under the laws of the State of Florida. The Special District was created with an Enabling Act approved by the Florida Legislature and uses Deed Restrictions, By Laws, and Policies & Procedures to govern its operations. The Board of Trustees is made up of nine resident volunteer members that have staggered 3-year elected terms. Generally, lots are individually owned, including land and mobile home, with a Deed to the land and Title to the mobile home.

Age requirements are that one owner must be 55 years of age, all others at least 45 years of age. Property may be owned by persons less than 55 years but may not live here as primary residence. Guests, visitors, family members of the owner are restricted to a stay of no more than 30 days per year. Any stay in excess of 30 days by any person (Age 55+) require an Application and a background check.

All sales, leases or other transfer of possession must be approved in advance in writing by the Board of Trustees, or its duly authorized officers, by submittal of an application and fee. A background check will be performed at that time.

The park charges a yearly assessment fee that is collected on the same bill as County Property Taxes. The current annual assessment is \$1,322 as of October 1, 2022. On October 1, 2023, the assessment will increase to \$1,584 for the fiscal year ending September 30, 2024.

Cable Television only (HD Channels) will be provided until December 2023. As of January 1, 2024, Internet & Television will be provided by Frontier FIOS and DirecTV that is included in your yearly assessment fee.

The recreation facilities such as the Pool, Spa, Laundry, Recreation Hall, Clubhouse, Library, Pickleball & Shuffleboard Courts, Horseshoes, and Gym are limited to residents and their guests. All facilities are under FOB access control which require a FOB at all times. Guests must obtain a Temporary FOB at the office. If owner rents the property, the owner transfers their use rights from owner to renter.

Tri-Par is a Deed Restricted Community and as such, we strictly enforce our rules to maintain the quality of the community.

Common grounds are maintained by experienced maintenance personnel. Home & property upkeep, maintenance and repairs, utilities and lawn care are the responsibility of the homeowner. Sarasota County owned streets and lights. County provides waste, recycling, and yard waste pick-up every Monday.

Pets are allowed only in "pet friendly" areas as per map. Pets must be leashed at all times when outside. We follow all Sarasota County Animal Ordinances.