

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 PARK AND RECREATION DISTRICT IS A 55+ COMMUNITY OPERATED AS A SPECIAL TAXING DISTRICT UNDER THE LAWS OF THE STATE OF FLORIDA, WITH DEED RESTRICTION; GOVERNED AND OPERATED BY COUNTY ELECTED BOARD OF TRUSTEES (volunteer). NINE MEMBERS MAKE UP THE BOARD OF TRUSTEES. LOTS ARE INDIVIDUALLY OWNED, INCLUDING LAND AND MOBILE HOME, WITH A DEED TO THE LAND AND TITLE TO THE MOBILE HOME. WE TAKE PRIDE IN KEEPING OUR COMMUNITY A RESIDENT OWNED PROPERTY.

Requirements are that one owner must be 55 years of age, all others at least 45 years of age. Ownership of less than 55 years is permitted without STAYING POWER. The underage owner or a guest of the owner is restricted to a stay of not more than 30 days per year.

ALL SALES, LEASES OR OTHER TRANSFER OF POSSESSION MUST BE APPROVED IN ADVANCE IN WRITING BY THE BOARD OF TRUSTEES DULY AUTHORIZED OFFICERS BY SUBMITTING THE APPLICATION AND FEE. BACKGROUND CHECK WILL BE PERFORMED AT THAT TIME.

The Park Assessment fee is paid to the County as a Non-Ad Valorem tax along with the property taxes. The current annual assessment is \$1648, as of October 1, 2025. The annual assessment will be **\$1,932 effective October 1, 2026 for fiscal year 2026-27.**

As of January 2024, Internet and TV services are provided by Frontier FIOS and DirecTV and included in your annual property assessment tax.

THE RECREATION FACILITIES "Common Grounds" (pool, spa, laundry, recreation hall, clubhouse, library, putt-putt, pickleball and shuffleboard courts) is limited to residents and their guests. All facilities are under FOB access control which require a FOB. Guests must obtain a Temporary FOB at the office. When owner rents the property, the owner transfers their use rights from owner to the renter of said property.

TRI-PAR IS A DEED RESTRICTIONED COMMUNITY AND STRICTLY ENFORCE RULES TO UPHOLD THE QUALITY OF THE COMMUNITY.

Common Grounds are maintained by experienced personnel. Your home and property upkeep, maintenance and repairs, utilities and lawn care are the responsibility of the homeowner. Sarasota County owns streets and lights. County provides waste, recycling and yard waste pickup on Mondays.

PET SECTIONS PROVIDED. ALL HOUSEHOLD PETS MUST BE IN THIS SECTION ONLY. ALL PETS MUST BE ON A LEASH OR IN A FENCED IN AREA WHEN OUTSIDE. WE FOLLOW ALL SARASOTA COUNTY ANIMAL ORDINANCES.