



www.springridgebrooksville.com

Spring Ridge is a Deed Restricted & Gated Community in Brooksville, Florida

It is a CDD & HOA Community

CDD

Community Development Districts also known as CDD's are a local, special purpose government authorized by Chapter 190 of the Florida Statutes that constructs, operates, and maintains the community's infrastructure. This includes the clubhouse, pool, entrance gates, roads, street lights, as well as common areas and landscaping. The annual assessment for 2019-2020 is structured according to lot size as follows:

Lot Size: 37x110

Total Annual Charge: \$885.40

Lot Size: 45x110

Total Annual Charge: \$1,067.69

Lot Size: 50x110

Total Annual Charge: \$1,184.88

Lot Size: 55x110

Total Annual Charge: \$1,302.06

HOA

The Homeowners' Association also known as the HOA, is responsible for maintaining and enforcing the community's guidelines. Their goal is to maintain the property value of the residents, create a sense of community and preserve the architectural integrity of the neighborhood. The annual HOA Fee for 2019 is \$135.00. In addition there is a Rental Application Process should you decide to rent your home. All applications must accompany a background check, a \$100 application fee and a \$100 security deposit. Please Contact Chris Crain for additional information.

Community Clubhouse

Our community clubhouse includes a main room that is beautifully furnished and available for residents to rent for private events for a small fee. It is also used for the HOA & CDD Board Meetings, Community Events, Crime Watch, & more.

Jr. Olympic Sized Swimming Pool

Maintained by our certified in-house staff, complete with swipe card access & security cameras. Staffed by a pool monitor in the warmer months & open until dusk

Playground & Swings

Basketball Hoop

Open Play Area

Complete with benches, these play areas are there for children and families to enjoy.

Wireless Network

For residents to enjoy while using our amenities.

*****Coming in 2019*****

New Fitness Center!

Location

Spring Ridge is located off of Sunshine Grove Road, only 2 miles away from endless shopping and restaurants. Some nearby stores include, Sears, Ross, Bealls, Bed Bath and Beyond, Marshall's, Michaels, Hobby Lobby, Dick's Sporting Goods, Five Below, Petco, Aldi, Office Depot, Belk, Save A Lot, Walmart, Sam's Club, Dollar Tree, JC Penny and more. Local restaurants include: Tijuana Flats, First Watch, Jimmy John's, Chipotle, Greek City, Carrabba's, Bone Fish, Chili's, Bob Evans, Panera Bread, Ruby Tuesday, Texas Road House, Five Guys, Dunkin Donuts, Starbucks, Beef O' Brady's, McDonalds, Burger King, Taco Bell, Chick Fil A, Culvers, Longhorn Steakhouse, and more. The Beacon Theater is less than 5 minutes away, which shows all of the latest releases.

Schools

Spring Ridge is districted to:
Pine Grove Elementary
West Hernando Middle School
Central High School

Thank you for visiting Spring Ridge!

For more information, please contact:

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Spring Ridge Community Development District

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Spring Ridge of Hernando HOA Manager

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