

YOU are building a community  
that celebrates life —

everything life has to offer.

*Together. The Sky is the Limit.*



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TOGETHER  
*the* SKY *is*  
*the* LIMIT.

THE TUSCAN LAKES  
COMMUNITY SERVICES FOUNDATION



TOGETHER

*not just for today,  
but for tomorrow.*

creative, active, dynamic *and* fulfilling —







*Together. The Sky is the Limit.*



*everything life has to offer.*



### THE FOUNDATION'S MISSION:

THE TUSCAN LAKES COMMUNITY SERVICES FOUNDATION is a non-profit organization established in 2005 to invest in the future of TUSCAN LAKES. Designed to benefit families in the community for many generations to come, the Foundation will supplement and complement the functions of the Tuscan Lakes Community Association, Inc. However, it functions as an entity entirely separate from and independent of Tuscan Lakes Development, L.P. or the Tuscan Lakes Community Association, Inc.

### WHO BENEFITS FROM THE FUNDS?

Designed to create a profound sense of community through the sponsorship of programs, activities and events in and around Tuscan Lakes to benefit residents and the greater community, the Foundation has already supported many projects. The organization assisted with the funding of the outdoor track at Goforth Elementary, as well as provided funding for the bronze sculptures depicting children at play located

within Tuscan Lakes. Additionally, the Foundation has provided school supplies to area schools, and as an ongoing effort, provided funding for numerous lifestyle events and activities in Tuscan Lakes as part of the community's Lifestyle Program.

The most recent projects include the installation of the radar speed limit signs on Austin Street and the umbrella shade structures for the recreation center.

And, as Tuscan Lakes continues to grow, the Foundation's ability to contribute to even more innovative projects and enriching programs is increasing. The Foundation targets projects that will have an enormous impact on the quality of life of Tuscan Lakes' residents and, by extension, the community at large.

*The Tuscan Lakes Community Services Foundation is expected to generate substantial funds on an annual basis. Those funds will support five primary areas of focus in Tuscan Lakes:*

- 1 community events, clubs, groups, and sports
- 2 health and wellness
- 3 technology
- 4 education
- 5 the environment



An advisory committee comprised of Tuscan Lakes' homeowners will assist the Foundation's Board of Directors in determining areas of need and interest within the community. While the foundation is on the vanguard, it is patterned after successful models in outstanding residential communities throughout the country including *Sienna Plantation* and *Riverstone* in Missouri City, Texas; *Summerwood* in Panama City Beach, Florida; *Wood Run* in Lynn Haven, Florida; *WaterColor* and *WaterSound* in Santa Rosa Beach, Florida; *Bonita Bay* near Naples, Florida; *Mariner Sands* in Stuart, Florida; *Celebration* in Orlando, Florida; *Spring Island* in Beaufort, South Carolina; *Castle Hills* in Dallas, Texas; *DC Ranch* in Phoenix, Arizona; and *Grayhawk* in Scottsdale, Arizona.

### WHO FUNDS THE FOUNDATION?

You and your neighbors in Tuscan Lakes. The Foundation is funded by community enhancement/endowment fees, commonly known as transfer fees, which have been assessed on every real estate transaction since 2005. The maximum fee to the Foundation is one percent, however the current fee is equal to 0.005 (1/2) percent of the sales price of a home. The transfer fee remains as a deed covenant; therefore, if a property is re-sold in the future, a contribution is made to the Foundation at closing. This allows the Foundation to grow as Tuscan Lakes grows.

*The Foundation will contribute to enriching programs that will have an enormous impact on the quality of life in Tuscan Lakes.*



*celebrate life*



*not just for today,  
but for tomorrow.*

*"One of the newest housing trends in the nation is the establishment of trusts and foundations to provide communities with unlimited opportunities for the future. Such foundations set their communities apart by going above and beyond the responsibilities and activities of traditional homeowners associations. Foundations provide a higher level of services and resources to the community, residents and non-residents alike, in a manner unlike the standard method of annual assessments."*

—BOB DOUGLAS, General Manager, Tuscan Lakes Development, L.P.

*there are no limits,  
but those we place on ourselves.*