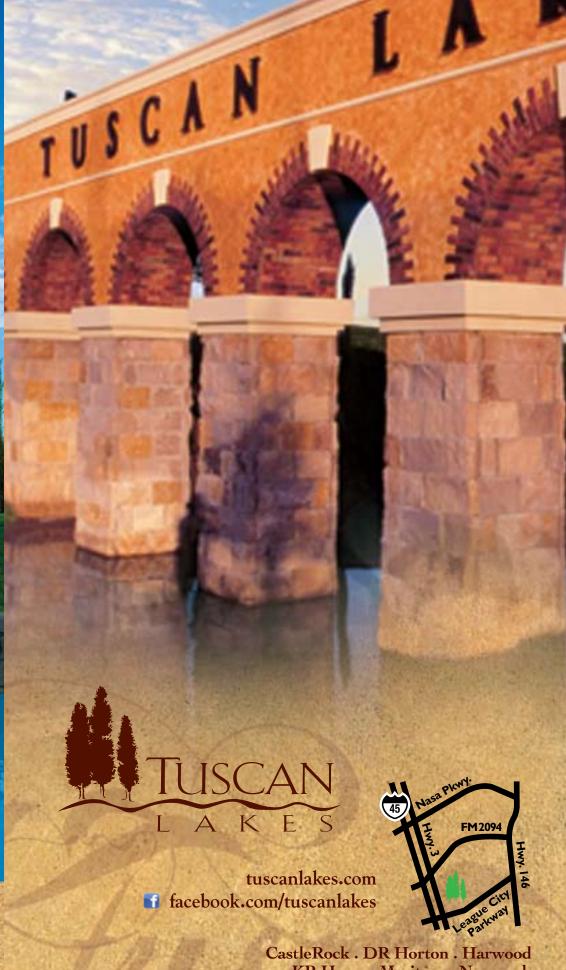


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# I OGETHER the Charles

## TOGETHER

not just for today, but for tomorrow.



THE TUSCAN LAKES

COMMUNITY SERVICES FOUNDATION





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## 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

not just for today,



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.

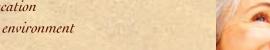
And, as Tuscan Lakes continues to grow, the Foundation's ability to contribute to even more innovative projects and enriching programs is increasing. The Foundation targets projects that will have an enormous impact on the quality of life of Tuscan Lakes' residents and, by extension, the community at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

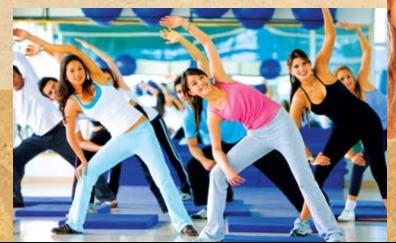
The Tuscan Lakes Community Services Foundation is expected to generate substantial funds on an annual basis. Those funds will support five primary areas of focus in Tuscan Lakes:

- 1 community events, clubs, groups, and sports 4 education
- 2 health and wellness

5 the environment

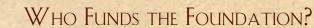
3 technology





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 Graybawk in Scottsdale, Arizona.



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



"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."

but for tomorrow

-Bob Douglas, General Manager, Tuscan Lakes Development, L.P.

