

Welcome to Oriole Golf & Tennis Phase 1

AMENITIES

- The adjacent golf course is independent but open to the public. There are tennis courts in the park nearby.
- Maintenance includes water utilities, bundled Bluestream TV and internet, routine pest control, professional property management and landscaping
- Each unit includes one assigned parking space per unit. Shared guest parking spaces are available.
- Each building has its own elevator, meeting room, assigned storage units, laundry rooms, and bike storage rooms. Some buildings have hobby rooms as well.
- Our Clubhouse includes an auditorium with a kitchen, a gym, a library, a game room, ladies and men's restrooms with dry saunas and showers, our Property Management office, a heated, saltwater pool, a nice pool deck, outdoor showers, a BBQ and picnic area, and shuffleboard courts
- Our Men's and Women's Clubs host card games, dance lessons, and many other social activities
- Nearby you can enjoy restaurants, shopping, public parks with bike and running trails, pickleball courts, basketball courts, tennis courts, and public transportation. And we are close to beaches, performing arts venues, medical facilities, and airports.

BEFORE YOU APPLY, DO YOU LIKE HOW WE LIVE?

- **We are an age-restricted 55+ single-family residential community.** One owner must be 55+ and all additional family occupants must be over 18. Many of our buildings have rental restrictions. No investors approved.
- **OGT1 is pet free.** Only documented service and support animals are permitted.
- **We skip flood insurance on common property.** Some lenders want that. Our common areas and building structures are insured for liability and certain risks. Owners are advised to maintain their own insurance for damage and liability inside their unit and to compensate for any damage their unit causes to adjacent units.
- **We strive for a community of unstressed neighbors!** Have credit scores of 700+, undergo a background check, pay the application fee and submit a timely and complete application evidencing sustainable gross yearly income of US\$40,000+, then attend a Board interview, agreeing to comply with all Association documents. Sustainable income means income that persists despite illness, disability, or job loss. Think social security, disability income, a pension, etc.

YOU'VE EARNED IT – COME JOIN US!