

**Winter Haven Christian Center**  
**4925 Cypress Gardens Rd. Winter Haven FL 33884**  
**(863) 324-4600 Molly Buccafurni, Manager (863) 956-6231**

**2026 FYI (For Your Information)**

- We are a Christian subdivision that places value and importance on Christian principles
- We are a corporation owned and ran by the stockholders who are also home owners
- All owners (stockholders) and residents are obligated to sign an agreement to follow and abide by all the governing documents (covenants, by-laws and rules) of the corporation
- This is a 55+ park but we also adhere to the 80/20 Florida rule for population
- We are financially conservative and rely on volunteer help to assist with many tasks
- There are 129 units and every home owner also owns their own deeded unit and land
- An elected Board of Directors conducts the affairs of the corporation
- A park and office manager is on site 24 hours
- The community is gated with a closed entrance from 6pm – 7am daily
- The monthly charges are \$114.00 and includes grass mowing/garbage pickup + \$2. for common water
- There is a \$5.00 monthly assessment to the owners for reserves. This provides reserve funds for the purpose of repair and replacement of capital projects and equipment
- Total monthly charge is \$114 dues + \$2 common water + \$5 reserves = \$121.00 (plus metered water at lot)
- There is a one-time Membership Fee charged to all new purchasers which is the sum of one year's monthly dues (example \$121 x 12 = \$1452) for 2025.
- This park is pet friendly but is limited to one pet under 20 lbs (birds & indoor cats allowed)
- Our pool is an indoor, heated pool open 365 days a year, weather permitting
- Mailboxes for each unit are maintained in the clubhouse with access 24/7 (office has master keys)
- A wood shop is available for use by owners that have completed a safety course/\$25 one-time fee
- All social and recreational facilities are open and available to residents (owners and/or renters)
- Amenities include a lending library, exercise room, shuffleboard, basketball and pickleball courts, pond & pavilion
- A gated and locked dog run is provided for an additional fee of \$10/yr for upkeep and keys
- We have no corporate contracts with service providers such as internet or cable companies
- Each lot has metered city water that is calculated monthly for the owner and charged by the corporation at wholesale cost
- Safety is important to us. Our 14mph speed limit is to be adhered to by all
- Home sales and/or rentals are conducted by the property owners themselves
- All prospective buyers must first contact the office, receive all the governing documents to review and be interviewed by two board members to be approved prior to the sale of any lot or unit.
- The office is open Monday and Wednesdays to the public 9am-12noon (call for appt)
- Owners can rent their homes but renters must check in with the office upon arrival
- Visiting families and children are welcome but must abide by park rules at all times
- Parking rules are in place (10 feet off street), no parking on streets and overflow/guest parking areas are available
- No outside animals are allowed to be walked in the subdivision

**If you have any additional questions, please do not hesitate to call the Manager (Molly) at 863-956-6231**