

FAQs, Reservation Policy, & Pad Rental Pricing

Frequently Asked Questions

Thank you for your interest in Freeport's newest and best Resort-Style Active 55+ Community, Riverwalk Landing! We are so happy you are here! Following are some Frequently Asked Questions to help get you started on your new adventure:

How many home pads are in the community?

Phase 1 = 101 pads

Are there HOA fees?

There are no HOA fees. Your pad rental fee includes the use of all amenities in the park (swimming pool, clubhouse, pickle ball courts, tiki hut and nature trail).

How much are the pad rental fees?

See last page.

Size of home pads?

There are various size pad sites available. (See Site Map Available in the Community Documents section of our website, www.RiverwalkLandingFL.com/about). All of the pad sites, except for Pad 9 are for front end loaded units to keep the beach/cottage Motif within Riverwalk Landing.

Carports/Garages

Tenants may add a carport or garage adjacent to and connected to their home; so long as, the carport or garage does not extend beyond the width of the driveway, and it is located behind a line extending from the front of the actual mobile home (not the porch) and is wired only for carport garage use. All carports and garages must be approved by the Management Company.

Yard sizes/fences/driveways

10-foot-wide driveways, which have double-stacked parking, running along the side of the mobile home. Yards will extend 5 more feet from the driveway and 5 feet on the other side of the mobile home for the side "Yard lines". Front yard lines will be 10 feet from the back of the sidewalk to the front porch and rear yard lines will be 10-15 feet behind the mobile homes depending on the lot location. Uniform black aluminum 4-foot-high picket style fencing will be

allowed along the perimeter yard lines. All fencing must be approved by the Management Company prior to installation.

Porch Models

All homes must be new with porches. (If the home has a “bay window in front, then the porch must cover the other half of the front of the home.) The color of the homes must be approved by the Management Company. The Management Company reserves the right to accept side loaded mobile homes on a limited number of spaces within the Park.

RV pads & Cottage Rentals

11 cottage rentals (2-night minimum) and 25 RV rental pads are located outside of the Park; and the occupants are permitted to use the amenities located in the Park.

Approved Dealers

Riverwalk Landing is proud to partner with Freeport Factory Homes, as the sole dealer for units brought into the Park. Currently, Freeport Factory Homes sells homes manufactured by Palm Harbor, Champion, Jacobsen, and Live Oak. Samples of flooring, countertops, siding and color schemes are available at our onsite sales office. Please call Cerenna Solecki at 850-259-2758 to get all the information and select your new home.

Reservation Policy

A deposit of \$1,000 is required to reserve your pad for 90 days. During the initial 30-day period, the Management Company shall perform a credit/background check at a charge of \$50 application fee per applicant. At the time you execute the Reservation Agreement, you will be given the Prospectus to review. If you pass the background/credit check, your deposit becomes non-refundable.

At the end of the reservation period, you will be required to enter into a lease with Freeport Residential, LLC, the Park Owner, and begin making monthly payments, or you may terminate the reservation and forfeit your deposit. If you elect to enter into a lease, your deposit shall remain with the Park Owner, and it shall be applied to any applicable security deposits and initial rental payments.

Please feel free to contact our office at 850-390-4283 if you have any questions that are not answered in this FAQ document, or you would like to schedule a visit to the site. We look forward to taking this new adventure with you!

Pad Rental Prices

RIVERWALK LANDING - FREEPORT, FLORIDA

<u>Lots Available</u>	<u>Section</u>	<u>Monthly Pad Rent</u>
15	Preserve (Pads 5-8 & 10-19) (Pad 9)	\$650.00 \$750.00
33	Highlands (Pads 20-24) (Pads 74-81) (Pads 82-101)	\$600.00 \$550.00 \$550.00
4	Lakeside (Pads 1-4)	\$550.00
49	Central Park (Pads 35-73) (Pads 25-34)	\$550.00 \$600.00

*Pad rental prices are subject to change.