



Highland Lakes ON LAKE TARPON
ACTIVE ADULT GOLF COMMUNITY



VISITORS INFORMATION PACKET

Highland Lakes Homeowners Association

3300 MacGregor Drive

Palm Harbor, Florida 34684

Phone (727) 784-1402 Fax (727) 784-6962

Please Visit Our Website

www.highlandlakeshoa.org



Highland Lakes ON LAKE TARPON

ACTIVE ADULT GOLF COMMUNITY

Welcome!

You have discovered Highland Lakes on Lake Tarpon, an outstanding active-adult golf community, featuring 2,457 homes on a 684-acre tree-lined campus. Conveniently located in North Pinellas County, it offers a broad array of amenities, activities and services, all designed to meet the needs of today's active, 55-plus population. Prudent development and careful management have resulted in its being one of the most financially sound and affordable communities anywhere.

Nestled between the Gulf of Mexico and Lake Tarpon, it's convenient to shopping, restaurants, highly-regarded medical facilities and the white sand beaches of Clearwater and St. Petersburg. Tampa International and St. Petersburg/Clearwater International airports are minutes from your doorstep. Cultural opportunities rival those of any American major metropolitan destination.

Highland Lakes is built around our three private 9-hole executive golf courses. Unlimited free play is an amenity offered to all residents.

The main clubhouse offers an Olympic-size, heated swimming pool, spa, tennis and pickleball courts, bocce and shuffleboard courts, meeting rooms, craft rooms, professional woodshop, library, billiards room and a multi-purpose auditorium for dances, shows, movies and numerous other activities.

The Lodge, located on beautiful Lake Tarpon, features its own heated pool with whirlpool, fireplace, kitchen, veranda and patio – with grills. From the Lodge dock, residents can take advantage of another popular amenity: two pontoon boats, piloted by resident volunteer captains, that take residents and their guests for scenic tours of the lake and a stop at a local lakeside restaurant for lunch.

The Highlander, our community newspaper, is available in the Clubhouse. Pick up a copy and read about all the activities that contribute to our active lifestyle.

All you could want in an active adult 55-plus community
is waiting for you here at








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LOCATION:

-  30 minutes to Tampa or Clearwater/St. Petersburg International airports
-  15 minutes to the beautiful white sand Gulf Coast beaches of Honeymoon Island and Caladesi Island State Parks in Clearwater, Sunset and Fred Howard Parks in St. Petersburg
-  5 miles north to restaurants and shopping at the renowned Greek Sponge Docks of Tarpon Springs
-  5 miles south to Dunedin, a charming village with shops & restaurants
-  1 mile to Innisbrook Golf and Spa Resort – home of the famed Copperhead Course
-  Convenient to Pinellas County parks such as Anderson and John Chesnut, both with access to Lake Tarpon
-  Local cultural events, museums, art galleries, fine dining and Tampa Bay attractions

GOLF:

-  3 private 9-hole executive courses, exclusively for use by residents and guests
-  Unlimited free play to all residents included in monthly HOA fee
-  Starter and Golf Activity Building with outdoor patio overlook the links
-  Newly rebuilt practice putting green and driving cages
-  Men's & Women's 9 & 18-hole handicap leagues

CLUBHOUSE:





-  Lobby with Resident Services Reception Desk
-  Great Room with Professional Kitchen
-  Library with Computer Stations
-  Card Rooms
-  Billiards Room
-  Meeting/Class Rooms – Audio/Visual Equipped
-  Executive Offices
-  Theater/Auditorium
-  Annex building for ceramics, arts & crafts, stained glass, painting and woodshop
-  Olympic pool with spa, pavilion, tennis/pickleball courts, bocce & shuffleboard



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LODGE ON LAKE TARPON:

-  Lodge with fireplace, kitchen and veranda with scenic views of the lake
-  Heated pool, patio with BBQ grills, umbrella tables & horseshoe pits
-  Dock for two 24' pontoon boats owned by the HOA
-  RV & Boat storage lot with launch ramp to lake

Whether you choose a free-standing ranch-style single-family dwelling or one of the many villas and condos, an affordable monthly Association Fee opens the door to all the amenities and activities that Highland Lakes has to offer. There is an array of activities available to all residents.



Bocce
Bowling Leagues
Chair Volleyball
Golf Driving Nets
Line Dancing
Pickleball
Shuffleboard
Slimnastics
Synchronized Swimming
Tennis
Teddy Bears
Water Aerobics
Ping Pong
Yoga
Zumba

Bird Watching
Canadian Club
Chefs Club
Computer Club
Concert Club
Creative Corner
Garden Club
Good Times Club
Lighter Laker
Little Theatre
Men's Club
Midwest Club
Photography Club
Ravenous Readers
Travel Club
Women's Club
Yacht Club

Arts & Crafts
Billiards
Bingo
Ceramics
Chorus
Highlander Newspaper
Neighborhood Watch
Pontoon Boats
Sunday Movies
Woodshop
Stained Glass
Poker
Pinochle
Cribbage
Bunco
Bridge



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REAL ESTATE AGENTS:

The following individuals are residents of Highland Lakes and are affiliated with the indicated realty firms. However, as an association, we are not permitted to recommend any individual or firm. All phone numbers are Area Code 727 unless otherwise indicated.

Firm	Agent	Phone
Berkshire Hathaway HS	Retha Wright	451-4439
Camelot Realtors GMAC	Patricia "Pat" Vernon	688-9056
Century 21 Sunshine Realty	Francine Spector	479-9906
Century 21 East Lake Realty	Phil Anibal	789-4438
Charles Rutenberg Realty	Marilyn McKee	409-3978
Charles Rutenberg Realty	Bill Schenkel	644-9514
Charles Rutenberg Realty	Rick Whissel	781-7774
Charles Rutenberg Realty	David Byrne	260-760-6882
Coldwell Banker	Lou Marconi	542-4737
Coldwell Banker	Mary Marconi	542-4737
Coldwell Banker	Sue Hirsch	781-3700
Dalton Wade Real Estate Group	Jill Hagist	249-6328
Future Home Realty	Karen Horvath	784-7488
Future Home Realty	Nancy Glenn	239-6314
Homefront Realty	Maureen Kasper	630-728-4933
Unique Properties	Joe Spero	376-7070
Coastal Properties Group Int.	Erin Humphrey	422-7120
Remax	Diane Thompson	466-0800



LIST OF CHARGES, FEES & COSTS

1. Monthly Homeowner Maintenance Fee..... \$109.00
2. Annual Golf Cart Permit \$107.00
3. Daily Guest Recreation Tag \$2.00
4. Weekly Guest Recreation Tag \$10.00
5. 9 & 18-Hole Golf Cart Rental..... \$15.00
6. 9 & 18-Hole Golf Guest Fee \$10.00
7. Lodge Private Party Fee \$250.00
8. Rental Processing Fee \$100.00
9. RV/Boat Lot Key (Deposit) \$25.00
10. Lost RV/Boat Lot Key (Replacement) \$25.00
11. Lost Golf Bag Tag \$5.00
12. Lost Member Rec Tag (Red or White)..... \$25.00
13. Lost Guest Rec Tag (Green) \$25.00
14. Lost Photo ID Card..... \$10.00 (Homeowner or Renter)
15. Fax Service \$1.00 (per page – Domestic)
(Sending or Receiving) \$2.00 (per page International)

**HIGHLAND LAKES QUALIFIES FOR THE
FEDERAL FAIR HOUSING ACT EXEMPTION FOR HOUSING FOR OLDER PERSONS**

FEES & CHARGES SUBJECT TO CHANGE WITHOUT NOTICE



Highland Lakes ON LAKE TARPON

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STREET	MAP
~~~~~A~~~~~	
Aberdeen Ct	B-4, C4
Alderman Road	A-5
Ayr Dr	D-4
~~~~~B~~~~~	
Bentley Ct	C-4
Berwick Ct	C-6, D-6
Birchwood Ct	E-2
Birkdale Ln	C-2
Brae Ct	E-5
Braemar Terr	D-4
Braeside Ct	C-2, D-2
Briar Cliff Dr	E-4, E-5
Brighton Ct	B-5
Brodie Way	F-3
Brunswick Cir	C-3, C-4
Byrnedale Ct	C-5
Byron Ct	B-5, B-6
~~~~~C~~~~~	
Caledonia Ct	C-3
Caledonia Dr	C-3
Camelot Ct	D-2
Cameron Ct	B-5
Camille Dr	B-6
Carmichael St	D-2, D-3
Cayman Ct	C-2
Cedar Ln	E-2
Chalmers Ct	A-5, B-5
Chattan Ct	C-4, C-5
Chaucer Ct	C-5
Chesnut Pl	C-3
Cinnamon Hill Blvd	A-5, B-5
Cleland Ct	E-4
Crestwood Ct	D-2
Curling Ct	E-4
~~~~~D~~~~~	
Doone Cir	B-5
Dorchester Dr	C-5, D-5
Dugall Ct	C-3
Dunbar Ct	C-4
Dundee Dr	D-4
Dunrobin Dr	E-4
~~~~~E~~~~~	
E. Dorchester Ct	C-3
E. Dorchester Dr	C-3, 4, 5
E. Links Ct	C-2
E. Woodmont Way	E-2
Eiven Ct	B-5

STREET	MAP
~~~~~G~~~~~	
Gillespie Dr	D-2, E-3
Gillespie Dr N.	D-2
Glengarry Dr	C-4, D-4
Glenmore Ct	E-3, F-3
Gorse Ct	F-3
Gregor Ct	C-4
~~~~~H~~~~~	
Heather Pl	C-5, D-5
Hickory Hill Ct	E-2
Highlands Blvd (begins)	C-6
Highland Club Ct	C-3
Highland Club Ln	C-3
Hillary Cir	D-3, D-4
Huntington Ct	E-4
~~~~~K~~~~~	
Keats Terr	B-5
Kenmore Ct	D-4
Kenmore Pl	D-4, D-5
Kilwinning Ct	C-4
~~~~~L~~~~~	
Lark Cir E.	B-6
Lark Cir W.	B-6
Lake Pointe Rd	C-1, C-2
Lake St George Dr	F-3
Lakewood Dr	E-2
Links	C-2
Loch Rd	D-2
Lomond Dr	E-5
Longford Dr	D-2
~~~~~M~~~~~	
MacAlpin Dr N.	A-5
MacAlpin Dr S.	A-5
MacAlpin Dr W.	A-5
Mac Clymont Ct	D-3
MacDonnell Ct	C-4
Mac Donnell Dr	C-4
MacGregor Dr	C-3, D-4
MacLaren Dr N.	F-2, F-3
MacLaren Dr	E-2, F-3
Madeira Dr	E-3
Madrid Dr	E-3
Malcolm Dr	B-5
Maplewood Ct	C-2
McMath Dr	F-3, F-4
McTavish Way	E-5
Mission Grove Dr	D-4, E-4

STREET	MAP
~~~~~N & O~~~~~	
Nature's Cove Blvd	C-2
N. Dorchester Dr	C-5
N. Highland Blvd	B-6
Nebraska Ave	D-6
Neil Ct	B-5
Oak Lake Dr	C-1, C-2
Oakdale Dr	D-2
Overlook Ct	D-2
~~~~~P & Q & R~~~~~	
Pheasant Creek Dr	D-2
Pine Lake Ct	C-2
Queen Anne Dr	D-4, E-5
Queen Anne Blvd	E-5
Ridgemont Ct	D-2
Rosewood Ln	E-2
Rugby Ct	F-3
Rustlewood Ct	D-3
~~~~~S & T~~~~~	
Seville Dr	E-3
Shelly Dr	B-5
Sherbrook Ln	D-5
Skene Terr	D-4
Somerset Ct	D-2, E-2
Sprey Ct	C-3
Spurce Ln	B-5
Stafford Cir & Dr.	C-5
Stirling Rd	C-2, C-3
Stonehaven Ct E.& W	E-3
Sutherland Ct	E-4
Sutherland Dr	D-2, D-3
Sutton Pl	D-2, E-3
Sweetgum Pl	C-3
Tarns Ct	E-5
Tarpon Pointe Cir	C-1, D-1
Tartan Dr	F3, E3 & D3
Tay Ct	C-2
Thistle Ct E, N & S	A-5
Timberbrooke Dr	C-5, B-5
~~~~~W~~~~~	
W. Links Ct	C-2
W. Woodmont Way	E-2
Whitebridge Dr	C-5, D-5
Whithorn Pl	C-5
Wicklow Dr	D-2
Woodfield Ct	E-3
Woodleaf Ct	E-3
Woodridge Ln	D-2
Woodstock Dr	C-5