

How We're Organized

When you drive through Sun City Center, you'll see that we're really little different from many small towns up north. Spacious lawns, single family houses or duplexes, mostly one-story as you would expect from an age-restricted community such as this. Our rules are derived from the Federal HUD requirement that at least one resident in each house must be at least 55 years old.

But we have no local "city" government so our taxes are correspondingly low. Our streets and are maintained by Hillsborough County along with waste, trash and water services; there are police, fire and ambulance stations right here in the community.

Our lifestyle amenities are managed by the Board of our Community Association. All residents are members of the "CA" so, in fact, we all are responsible for the activity centers you will see pictured in an accompanying booklet. We each pay one annual fee to the CA.

The features that attract most people when they tour our campuses are the sports and club-room facilities that have been developed ever since Del Webb first broke ground here for us in 1961. We have over 150 active organizations for our hobbies, arts, crafts and athletic tastes.

We Hope To Meet You

We hope you will come to the Information Center when you first arrive in town. This is an all-volunteer service with nothing to sell except our Sun City Center lifestyle.

We are open from 10 a.m. to 4 p.m. on weekdays at 1002 Cherry Hills Drive.

Call us at 813-642-2044.

What's There To Do Here?

Well, with a climate like ours, you can plan and do just about anything you want! The Gulf Coast enjoys more moderate temperatures than inland or even on the Atlantic Coast. Example, the high temperature at Tampa's famed International Airport has never reached 100⁰. And with air-conditioned homes, cars and stores, even those who disdain our summer humidity are satisfied.

Geographically we consider ourselves in the middle of everything from ocean beaches to artist colonies in Sarasota and St. Petersburg. Professional sports thrive in the Tampa Bay area, and between our world-famous performing arts theaters and the Indian gambling casino, just about any longing for outside entertainment can be reached in under an hour.

Still, features that make Sun City Center unique are located right here. Over our nearly 50-year history, it has been the practice to launch a new "club" for any activity that would benefit our retirement lifestyle. A list of "clubs & organizations" is available and, should you visit us, our volunteer tour guides will take you to the clubrooms of our art, craft, sports or hobby organizations so you can see the extent to which we have gone to help make our retirement years fun, productive and meaningful.

So here we are in Sun City Center. We are busy with our new activities and new friends, and recognize that we can do things here that make our retirement years meaningful. Our kids tell us they're comforted seeing how well things are for us.

It's a win-win situation for everyone.

Considering a move to Sun City Center?

**How to Get Started
in
Sun City Center**

**Still wondering about moving?
We can tell you why we moved.**

**What are the fees?
Look inside this folder for details.**

**Deciding to buy or rent a house?
We'll put you in touch with local Realtors**

**Why not just visit and look around?
We can show you why we moved here**

Talk with us.

**We're the all-volunteer
Sun City Center
Community Information Center
813-633-2044
jbowker@tampabay.rr.com**

JDB20090906

Please visit us! **We're not hard to find.**

We are 45 minutes from Tampa International Airport on Interstate highways. Sun City Center is at exit 240 on I-75 about 20 miles south of Tampa, and the same distance north of the Sarasota-Bradenton Airport. The Clearwater-St. Petersburg Airport is an hour's drive.

If you are driving to Sun City Center from up north, just head for the beaches on the west coast of Florida, and we're right in the middle of all of them! You can get here from the northeast on I-95 to I-4 to I-75 and then it's just a 20-minute drive to Exit 240.

We have three motels within a mile of our community center, and you can call them from the Information Center if you wish.

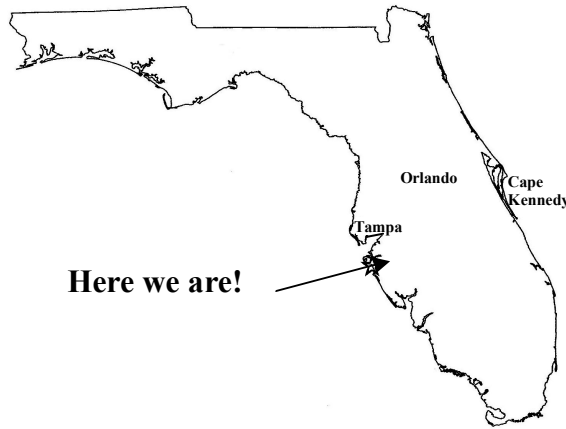
Comfort Inn: 813-633-3318

Holiday Inn Express: 813-641-1417

Sun City Center Inn: 813-634-3331

If you just want to look around before getting too involved, we hope you will make your first stop the Information Center in the heart of town. Our volunteer staff will give you a tour of our central campus facilities and offer suggestions about the best way to see the commercial and residential parts of Sun City Center. We can also chat with you about things not covered in our information packet.

Making friends in Sun City Center is about the easiest thing you will want to do. Just join any of our art, craft or hobby clubs where you'll meet people with similar interests as yours and, in no time, you'll be "part of the Sun City Center community" !



Now, about our fees

This is the part of our story we like best. You will be happy to learn that Sun City Center has homes where you can do your own outdoor lawn maintenance (a typical lot measures about 60 by 150 .. some more, some less), or you can contract to have all that labor done for you. Many houses are part of a "Home Owner Association" and, in some cases, that HOA takes care of the outside appearance of your house and property for a monthly fee. Be sure your Realtor tells you about the HOA costs and covenants.

When you buy a house here, you will be charged a one-time "Transfer Fee" of \$1,200 at closing. Each resident of Sun City Center will pay an annual Membership Fee of \$256 to the Community Association . If you select a home in our Renaissance Section, there is a mandatory "Social Fee" of \$2,000 per year. We'll tell you all about it if you are considering a home there.

If you do not buy a house that has a Home Owner Association, you should plan to pay about \$130 a month for lawn and shrub care, perhaps \$90 monthly for water, \$150 or so for electricity, cable TV is \$50, broadband Internet another \$50+/-.

Why Move Here?

On another page we told you about our climate and why it drew us to the Gulf Coast of Florida. We spend a lot of time outdoors with our golf and tennis (and horseshoes, lawn bowling, softball, swimming and even shuffleboard), but we wanted our retirement years to be meaningful so we spend a lot of time with other people contributing to their sense of well being as they do for us.

Now, what about the future? What about our continued health? Sun City Center is surrounded by medical offices offering just about every form of help you can imagine. South Bay Hospital is here. And if the day should come that your house is just too much to handle, there is a selection of independent and assisted living apartment complexes, and even nursing homes in town so you can move without leaving all your friends.

When you first come here you will notice all the golf carts on our streets. In fact, we have approval to operate unlicensed golf carts on our local county streets — and best of all, the operator doesn't need to be licensed either! Sun City Center is only 4 miles from north to south and 2 miles east to west so a golf cart is an excellent mode of transportation for visiting friends, shopping or attending events all over town.

A volunteer group operates "SCC Ride" for our residents. It is a free automobile transport service that is another way to get around town. Once you are settled, you should join that group as a volunteer — along with our all-volunteer Security Patrol (1,400 members who patrol the streets around the clock) and the all-volunteer Emergency Squad that provides round the clock ambulance service free of charge.