



REALTOR COMMUNITY'S FREQUENTLY ASKED QUESTIONS

SouthWood truly is a community in which you can live, work, play and learn!



WELCOME TO SOUTHWOOD

We've created this special page for realtors to help answer your questions. We enjoy working with our local realtor community and encourage you to bring your clients to SouthWood — one of Tallahassee's most vibrant and unique communities. SouthWood offers a wide-range of single-family homes, including detached and attached, as well as numerous amenities, schools, retail stores and businesses all within the community's boundaries. It truly is a community in which you can live, work, play and learn!

REALTOR COMMUNITY'S QUESTIONS & ANSWERS

Where is the SouthWood Sales & Information Center?

The Sales & Information Center is located at SouthWood's Town Center at 3196 Merchants Row Blvd. The Naumann Group Real Estate, Inc. is the broker of record. You can purchase a new home, a resale, or rent a home all from this centralized sales center. The phone number is 850.513.3001.

What are SouthWood's Sales & Information Center Hours?

The hours are Monday through Saturday 10 a.m. to 6 p.m. and Sunday Noon to 6 p.m.

What are price points for new homes within the SouthWood community?

The price range for homes within SouthWood starts with national homebuilder Beazer Homes offering new town homes and single-family detached homes in the mid \$100's and extends to more than \$1 million for custom homes.

What are home options?

Beazer's town home living space starts at 1,551 square feet and offers 3 bedrooms/2 baths. Beazer's single family home living space begins at 1,393 square feet and offers 3 bedrooms/2 baths. [For more information on available Beazer Homes, click here.](#)

Custom home sites start in the high \$80s for lots starting at .25 acres. [To see available custom home sites in SouthWood's exclusive San Martin neighborhood, click here.](#) There are several custom home builders, which have been approved to build in SouthWood, to choose from as well as completed custom homes.

Who are the Custom Home Builders within SouthWood?

Numerous custom home builders have built within the SouthWood community. [For more information on building a custom home click here.](#)

What schools are located within the SouthWood community?

Some of Leon County's most well known and respected schools are located within the SouthWood community, including Leon County's newest public elementary school, the J. Michael Conley School @ SouthWood, which opened in August 2008. Conley has an all-star faculty and top-notch educational programs, all complemented by top-tier technology geared toward preparing your child for long-term educational success.

Schools in SouthWood include:

- Creative Child Learning Center
Six Weeks - Kindergarten
- Scottsdale Academy, coming August 2010
12 Months - PreK
- Conley School @ SouthWood
Pre-kindergarten to Fifth Grade
- John Paul II Catholic School
Ninth to 12th Grade
- Florida State University School
Kindergarten to 12th Grade

[For more information on Schools serving SouthWood, please see SouthWood's Educational Guide.](#)

Does SouthWood have reserved seats at Florida State University School (FSUS)?

SouthWood has a specified number of allotted seats at FSUS. Acceptance is based on availability. For more information contact Amy Jaskolski at St. Joe at 850.402.5123 or [click here for the Student Reservation Agreement Between FSUS and The St. Joe Company.](#)

SouthWood is zoned for which schools?

Elementary School: J. Michael Conley School @ SouthWood
Middle School: Fairview Middle
High School: Rickards

Is there a place for prospective buyers to stay?

Yes! SouthWood has five guest cottages, which are perfect for those interested in purchasing a home to experience this extraordinary community. Each cottage features an inviting front porch, sitting room, galley kitchen and comfortable furnishings that make visiting SouthWood a charming and gracious experience.

What amenities does SouthWood offer?

Art of Living Program

The Art of Living program distinguishes SouthWood from other communities. SouthWood's Art of Living program (AoL) was created to inspire a sense of community with a variety of fun and educational activities that residents of all ages can enjoy. In addition to the many fun activities throughout the year such as "Dive-In" movies and nature walks, there are events that have become community traditions such as the Hunt for the Golden Egg, Celebration of the Red, White and Blue, Harvest Gathering and Lighting of the Luminarias. By bringing people together in the spirit of community, the Art of Living program encourages neighbors to become friends. [View photos of past Art of Living events.](#)

REALTOR COMMUNITY'S QUESTIONS & ANSWERS

Amenities *continued*

SouthWood Golf Club

For the golf enthusiast, [SouthWood Golf Club](#) is a highly ranked, challenging, semi-private Fred Couples signature course. The course offers exciting golf in a spectacular setting. SouthWood Golf Club is designed for professional tournament play as well as for a teaching course comfortable for family play. Each hole features six sets of tees - from the 7,172 yard "Boom Boom" tees (a Couples signature) to the "Wee" tees set for women, children, and beginners at 2,696 yards. In addition, the "Wee" tees present a unique opportunity for a par 3 format on 17 of 18 holes, giving all golfers a chance to focus on their ever-important short game.

Community Center, Pool, Tennis Courts

The Community Center is a hub for numerous activities!

Features include:

- A private club for residents and guests, built in traditional Southeastern style architecture
- Lighted tennis courts
- Event lawn
- Pool for fitness swimming and family swim
- Tot pool
- Children's water park with climbing equipment and bucket splash
- His-and-hers locker rooms
- Social gatherings and enrichment activities
- Meeting room complete with a catering kitchen which can be rented by homeowners

Town Center

Town Center is the place to grab a lunch, workout and get a pedicure. The Naumann Group Real Estate, Inc. and SouthWood Sales & Information Center are also located here.

Nature Trails

For outdoor enthusiasts and nature lovers, SouthWood offers four miles of walking trails throughout the community.

Central Park, Tot Lot & Pocket Parks

More than 1,000 acres in SouthWood is green space, lakes and parks. The focal point is the public 123-acre Central Park and Lake located in the heart of SouthWood for all to enjoy. There is also a public playground at Central Park with slides and climbing equipment for children! Public common areas and parks sprinkled through the community make it convenient for home owners to enjoy the outdoors with family and friends. [To view a map of Central Park detailing the trails, click here.](#)

SouthWood House & Cottages

Originally built in 1865, the SouthWood House is restored and nestled among acres of rolling hills, majestic oaks and native flowering trees and plants. This home is available for homeowners and the public to rent and is often the site for Art of Living activities.

There are five guest cottages behind the SouthWood House, which are available to the public to rent for overnight stays. Each cottage features an inviting front porch, sitting room, galley kitchen and comfortable furnishings that make visiting SouthWood a charming and gracious experience.

What is the SouthWood Homeowners' Association (HOA) responsible for?

The official name of the HOA is the SouthWood Residential Community Association, Inc. It is responsible for:

- Enforcing Covenants
- Monitoring and enforcing compliance with Community-Wide Standards
- Owning, operating, insuring, and maintaining certain common areas
- Preparing budgets and collecting assessments
- Providing aesthetic review and design control
- Creating and funding the position of the Art of Living Director to create, foster, and enhance the SouthWood community and its quality of life

For what do the HOA dues pay?

Quarterly HOA dues pay for the maintenance of the community center, pool, tennis courts, internet service, which is provided by Embarq, and other operating expenses.

REALTOR COMMUNITY'S QUESTIONS & ANSWERS

What are the HOA dues at SouthWood?

Please note that this information is provided as a guideline for preliminary estimates only. Buyers should refer to the SouthWood Residential Community documents for a complete description of these fees and assessments.

SouthWood Residential Community Association, Inc. dues are as follows:

Vacant Retail Home sites: \$563.72 per year.

Single Family Homes: \$889.64 per year.

Town homes in Unit TC1: \$889.64 per year plus an additional fee of \$2,604 per year. The additional fee covers insurance on the unit from the dry wall out, landscape maintenance and other upkeep related to the town homes.

Town homes in Units 14: \$889.64 per year plus an additional fee of \$2,136 per year. The additional fee covers insurance on the unit from the dry wall out, landscape maintenance and other upkeep related to the town homes.

Town homes in Units 23: \$889.64 per year plus an additional fee of \$2,379 per year. The additional fee covers insurance on the unit from the dry wall out, landscape maintenance and other upkeep related to the town homes.

What fees are paid at closing?

There is a \$250 Estoppel Fee due at closing of each transfer of title. This fee supports HOA activities. This is normally paid by the seller but is negotiable.

There is a Community Enhancement Fee, which is based on a tiered percentage of a lot's gross selling price and starts at 0.4%. The fee, which is the buyer's obligation, is due at closing. Fees support HOA activities.

For the 2010 fiscal year, the CDD's Operations and Maintenance Assessment ranges from \$201.18 for a town home to \$787.97 for a 1-acre lot and the Capital Assessment ranges from \$361 for a town home to \$1,415 for a 1-acre lot.

What is the Capital Region Community Development District or CDD?

The Capital Region Community Development District encompasses the approximately 3,287-acre SouthWood community and is a local unit of special-purpose government, created pursuant to Chapter 190, Florida Statutes. The CDD was created to plan, finance, construct, acquire, operate, and/or maintain various public improvements. These public improvements may include, but are not necessarily limited to, the following: on and off site roadways, stormwater management facilities, open space and recreational improvements, entrance features and landscape improvements, roadway signage, street lighting and subdivision infrastructure improvements.

[Click here for the 2010 Capital Region Community Development District Budget](#) or visit the Capital Region Community Development District website at www.capitalregioncdd.com.

What is the benefit of a CDD?

The CDD is a stable, perpetual public entity capable of providing a consistently high level of public improvements with access to low interest financing to fund or finance the construction and/or acquisition of those public improvements. The District meets and conducts its business in an open, public setting and, as terms expire, the residents living in the District elect the new members of the Board of Supervisors who will make the future decisions as to the type, quality and cost of the CDD's services and facilities. Residents can enjoy high quality public improvements with the comfort and assurance of knowing that the CDD will ensure they are maintained at a proper level long after the developer is gone.

For more information regarding the CDD, please view the [CDD Frequently Asked Questions document](#) or email [CDD District Manager James A. Perry by clicking here](#). James Perry can also be reached by calling 904.288.9130.

Are there other annual fees?

Yes. There are non-ad valorem special assessments levied by the Capital Region Community Development District (CDD). The CDD's special assessments are typically included on the homeowner's property tax bill and collected by the county tax collector in the same manner as ad valorem taxes, but may be billed and collected directly by the CDD. The special assessments levied by the CDD consist of two parts — an Operations and Maintenance Assessment and a Capital Assessment.

The Capital Assessment is levied to repay the bonds sold by the CDD to finance the public improvements constructed and/or acquired by the CDD and is assessed on property that benefits from these improvements based on the size and location of the lot in the SouthWood community in accordance with the methodology adopted by the CDD's Board of Supervisors. **Once all bond debt is retired, this part of the annual assessment will end.**

The Operations and Maintenance Assessment is levied to pay for operating and maintaining the CDD's completed public improvements, such as common landscape areas and parks, and can fluctuate from year to year depending on the annual operations and maintenance budget adopted by the CDD's Board of Supervisors each year at a noticed public hearing.

Important Phone Numbers:

SouthWood Sales & Information/The Naumann Group Real Estate Inc.	850.513.3001
SouthWood Seat Availability at FSUS (Florida High) Amy Jaskolski	850.402.5123
SouthWood's Art of Living Gwendolyn Gay	850.402.5125
SouthWood HOA	850.656.8750