



6872 Timber Pines Boulevard
 Spring Hill, Florida 34606
 Phone: 866-862-7767
www.TimberPines.com

This special community is unique in these uncertain economic times by being completely *debt free*. Adequately providing for future capital projects in order to avoid the need for any special assessments and/or long term debt is central to the community's fiscal core values.

Timber Pines is successfully owned, operated and funded solely by its residents who are the reason it is a thriving, dynamic community.



Welcome to
TIMBER PINES
 COMMUNITY ASSOCIATION

HOA Community
 of the Year
 2016
 Award Winner



Tucked away on Florida's Nature Coast, Timber Pines provides a friendly and informal lifestyle for active adults in a distinctive 55+ community with an endless array of amenities.

This community of 6,000+ residents offers refuge to an abundance of wildlife including cranes, egrets, ducks, and gopher tortoises in a serene and picturesque environment. Mature trees, beautifully maintained grounds, landscaped roadways, lakes, spacious golf course vistas and miles of scenic walking paths delight residents and their guests. The residents enjoy a feeling of security and peace of mind afforded by our 24/7 access control staff; all within a walled community.





Come and experience Timber Pines... Active retirement living among the best of friends!

Enjoy the Florida lifestyle to the fullest and at your own pace with four golf courses (complete with practice range, chipping and putting greens), two clubhouses, Performing Arts Center, and Har-Tru tennis courts lighted for evening play. In addition, enjoy two heated (and cooled) swimming pools with spas, fitness center, arts & crafts center, woodworking shop, billiard room, shuffleboard, pickleball, horseshoe pits and bocce ball courts. Or choose to participate in one or more of the some 85 social clubs while enjoying fellow residents with whom you have common interests. The amenities and the low monthly fee are just some of the many reasons to make Timber Pines your Florida home.

Within easy access from Timber Pines via major state and interstate highways are the

world's greatest theme parks, Gulf of Mexico beaches, and some of the world's best fishing. Timber Pines is also within an hour of Tampa, a growing, prosperous, major city with an international airport, cosmopolitan lifestyle, theaters, concerts, first class dining and an exhaustive cultural calendar.

However, the single most important factor that sets Timber Pines apart from other mature communities is our *Residents*. Timber Pines people are friendly, fun-loving neighbors who appreciate the community's home-town feeling that you experience by a simple wave while walking or biking or dining with friends and family at the Country Club Restaurant. Once you've visited us, we are confident you'll agree that there is no place quite like Timber Pines.

