

HOA FACT SHEET

THE LYNX GOLF ESTATES HOME OWNER ASSOCIATION

EXCLUSIVE LIVING

Cast away in a private enclave at a top rated golf course in Palm Beach County, The Lynx Golf Estates is an exclusive community with sparkling lake and canal views, gorgeous natural resources, wide-open serene perspectives of the golf course and a guarded entrance. You'll find yourself in a quiet oasis in the heart of Palm Beach.

NUMBER OF HOMES: 13

Entrance: Through a private bridge with a sleek trendsetting man guarded house and entry feature. Lot sizes and kinds: Ranging in size from: 12,000 sf to 30,000 approximately of the following kinds: Golf, Lake, Canals. None backing into any neighbors.

OUR AMENITIES

Modern, spacious and efficiently designed full-service clubhouse. With kitchen, wet bar, bbq and his/hers bathrooms.

Plus:

- An equipped and designated outdoor exercise park
- Tot lot playground areas for children
- Interior lake with fountain of 30-foot spray
- Modern and efficient manned guard house
- Beautiful and perfectly design landscape and irrigated buffers, common areas and or streets and fencing to match our architecture
- Inclusion of existing native tall trees, which provide a beautiful canopy throughout and tremendous character and value
- Modern work of art entry feature with integrated water fountains and rotundas
- Gazebo and meditation relaxation areas
- Deco benches throughout the community
- Designer bricked roadways accents and walkways
- Surrounding canals with long, dreamy trails
- Less than 5 miles to the beach. - As long as you live at The Lynx Golf Estates, you and other members can enjoy most popular sport in the area (golf) at the beautiful Links Golf Course and its club house/ facilities.

HOMESITES SERVICES COVERAGE:

- Full lawn services
- Mulching, fertilization, all kinds of landscaping trimming and irrigation, exterior pest control
- All of the above and part of our community: Maintenance, security, repair, management and or insurance it's included on our HOA.

Current Monthly Association Projected Monthly Dues: \$450

The amounts stated at the time of drafting are for budget purposes only and, due to the current Florida market, could potentially be considerably higher during the course of the budget year at project development. This no way binds the Association to this dollar amount and in the event of a shortfall, the Association may face a special assessment to recover the difference. Monthly association fees will increase upon completion of the Clubhouse and facilities.

Information and prices are subject to change without notice

December, 2016

Namba One Star LLC.