



Frequently Asked Questions

Does The Enclave at Coral Ridge County Club have a guardhouse and manned security?

There is a beautiful guardhouse at the entryway to The Enclave that will have an unarmed security officer on duty from 8am-6pm. The hours will be expanded when construction of the homes begins and as residents move in.

Will there be a Homeowners Association? If so, how will the HOA be managed?

Yes, there will be a Homeowners Association. Vordermeier Management Company has been hired and the developer has appointed a Board of Directors.

Will you have annual or monthly assessments?

Yes, at this time it is estimated that the monthly assessment will be approximately \$525 per month. As the community evolves through construction to resident build-out we estimate the HOA fees to range from \$800 to \$1,000 per month.

Are the streets private?

Yes, the streets are private.

Are the utilities public or private?

The water service is public, while the sewer and drainage systems are private and maintained under contract by the HOA.

What utilities will I pay for?

Water, Sewer, FPL, Comcast, AT&T and TECO Gas are located in the front of each home-site. Each Homeowner will contract directly for electric, gas, cable, phone, water, sewer, garbage and yard maintenance.

Who will maintain my yard?

Each homeowner will maintain his/her own yard and the common areas are the responsibility of the HOA.

Is it mandatory for new home-site buyers to join the Club?

No, but each initial lot purchaser will be given an opportunity to qualify for Club membership.

Will there be an Architectural Review Board?

Yes, each home will go through the Architectural Review Board process to ensure its compatibility with the Design Guidelines and the surrounding neighborhood.

Can I use any builder I choose to build my home?

Yes, your builder would fill out an application and submit to the ARB to become an Approved Builder.

When does the ARB meet?

The ARB will meet as necessary in order to review submittals within 30 days of receipt. Three submittals are required: Preliminary, Major and Final. The ARB will make every effort to review plans quickly.

Is there a time limit for starting construction of a new home?

Yes, you must start construction within 24 months of the home-site close date.

How long do I have to build my home?

You will have 48 months from the closing date of your home-site to complete construction.

Will you have a list of featured builders?

*Yes, The Enclave's featured builders are:
Bomar Builders www.bomarbuilders.com &
Grey Door Luxury Homes www.greydoorluxuryhomes.com*

What size home can I build?

Total square footage cannot exceed 60% of the size of the home-site. The first floor cannot exceed 40% of the home-site size and cannot be more than 35' in height. In addition, please review the Declaration setbacks and easements along with the ARB Guidelines to help determine the buildable square footage for each home-site.

Is there a maximum and minimum square footage requirement?

Yes, the minimum square footage has been established by the ARB to be 3,750 square feet under air conditioning and the maximum square footage is governed by RS 4.4 Zoning Code, with guidelines noted above.

Can I combine lots?

Yes, however each home-site will be assessed by the HOA.

Are the home-sites ready to be built on?

Yes, soil density testing and environmental testing has been performed on each home-site. Broward County has recorded an Interim Declaration that confirms the soils on the home-sites are clean from any environmental contamination and soil density tests confirm that the soils have been compacted to a density of 3000. Reports and documentation are available upon request.