



THE HIGHLANDS

FREQUENTLY ASKED QUESTIONS

ACTIVE ADULT

WHAT DOES AGE RESTRICTIVE MEAN?

Fairway Pines is an age-restricted or “Active Adult” section of The Highlands that is specifically designed for those 55 & better! At least one permanent resident 55 years of age or older and no person under 21 years of age may purchase a home in this section.

WILL FAIRWAY PINES HAVE ITS OWN AMENITIES?

Yes! In addition to all the amenities The Highlands offers, Fairway Pines will have its own resident clubhouse, pickleball courts, fitness room and activities that keeps Active Adult community gatherings and events on a robust calendar.

WHAT KIND OF HOMES WILL BE OFFERED IN FAIRWAY PINES?

Caldwell Homes and David Weekley Homes - Encore Collection are offering single-story homes on 45’ and 55’ lots in Fairway Pines. Visit www.thehighlands.com to find the perfect home for you!

WHAT IS THE HOA FEE FOR FAIRWAY PINES?

The 2023 sub-association fee for Fairway Pines will be approximately \$100 per month in addition to The Highlands HOA fee to be paid yearly. In 2024, the sub-association fee will be approximately \$185 per month in addition to The Highlands HOA fee to be paid yearly. These fees include front yard lawn maintenance and the operation, maintenance, and repair of amenities, common space landscaping, and specific Active Adult lifestyle activities for Fairway Pines residents.

All of this is in addition to community HOA benefits such as fiber internet.

