

# Welcome



VILLAGES OF  
*Citrus Hills* 



# *A lifestyle* unlike any other.

I'm often asked by residents and visitors how the Villages of Citrus Hills came to be. It's an interesting story and one I'm proud to tell because it displays the vision and foresight of two entrepreneurs who shared a dream to develop a very unique master-planned community. That story began more than 40 years ago.

Always on the lookout for new opportunities and challenges, my father, Sam Tamposi, Sr., would traverse Florida in his twin DC-3 looking for the perfect location to create the community he had always envisioned. On one such excursion he discovered acres of open land just miles from the Gulf of Mexico. He was captivated by the gently rolling hills, the mature live oaks covered in Spanish moss, and he was pleasantly surprised because one just doesn't expect to find land like this in Florida!

His excitement was shared by his long-time friend, and real estate development partner, Jerry Nash. Their community was to be thoughtfully planned, designed, and developed so residents could enjoy a lifestyle unlike any other.

Today the Villages of Citrus Hills is a testament to that vision. In our masterfully-planned community you'll find incredible landscaping, charming neighborhoods, and always a wealth of activities, events and recreational opportunities in which to participate. Our resort-style living is unlike any other in central Florida.

And we take great care to insure that the homes we build meet every expectation of our customers. From planning, customization, and design services through the construction process and beyond, we stand one hundred percent behind our quality craftsmanship. This attention to every detail, and our focus on continuing the vision, is what makes living at the Villages of Citrus Hills so special.

Thank you for your interest in our community; we look forward to the day we can call you "neighbor".

Sincerely,

Stephen A. Tamposi  
Developer





*Imagine*

waking up each day in paradise ...

where you'll feel renewed, refreshed and alive! That's what active resort-style living is all about.

At the heart of our community you'll find all the amenities you'll need to enjoy an enriching and spirited lifestyle. Four activity-packed clubhouses, five challenging golf courses, two tennis centers, a choice of casual and fine dining options in our private restaurants, outdoor heated pools, the luxurious BellaVita Spa and Fitness Center, and more! Collectively, they are the foundation for an array of recreational diversions that are the hubs of social activity.

# *Invigorate* the senses.



From ballroom to bridge, pickleball to Pilates, biking to hiking ... outside your door the possibilities are endless. In addition to world-class golf and tennis you'll find 250 fitness and wellness classes each month, and more than 50 social and special interest clubs. Along with traditional country club sports, you'll discover heated clubhouse pools, outdoor nature trails, and one of the nation's finest spa and fitness facilities. On the social side we offer a year-round schedule of live entertainment, special events, member-only restaurants and lounges, and more. This is true active resort-style living every day of the year.



## The Skyview Clubhouse Golf & Tennis Center

- Private Fine Dining Restaurant
- 18-Holes of Spectacular Championship Play
- Comprehensive Practice Facilities
- Tennis Center with 8 Har-Tru Courts
- Raised Tennis Observation Deck
- Full-Service Golf and Tennis Pro Shops
- Lounge and Lanai Overlooking the Course

## BellaVita Fitness & Spa Center

- 45,000 sq. ft. State-of-the-Art Wellness Complex
- Spacious Indoor Lap Pool
- Private Training, Spinning, Aerobics and Yoga Rooms
- Racquetball Courts
- Saunas, Steam Rooms and Full-Service Spa

## Central Activity Clubhouse

- Heated Outdoor Swimming Pool
- Fitness Center and Locker Rooms
- Auditorium/Theatre
- Media Center and Card Room
- Pool Tables, and Pickleball Courts

## Brentwood Golf, Swim and Fitness Club

- 9-Holes of Challenging Play
- Private Fitness Area
- Heated Swimming Pool
- Spa and Saunas

## The Meadows and Oaks Clubhouse

- Two 18-Hole Championship Golf Courses
- Tennis Center
- Two Member-Only Restaurants and Lounge
- Golf Pro Shop
- Private Function Rooms
- Outdoor Tiki Bar (Summer 2013)

## Ocala National Golf Course

- 18-Hole Rees Jones Championship Course
- Practice Facilities
- Full-Service Pro Shop
- Bar and Grille
- Ballroom and Function Rooms
- Heated Outdoor Pool

## Rockwood Park

- Hiking and Biking Trail
- Outdoor Fitness Course
- Basketball Court
- Children's Playground
- Bocce Courts
- Dog Park (Fall 2013)



# Discover

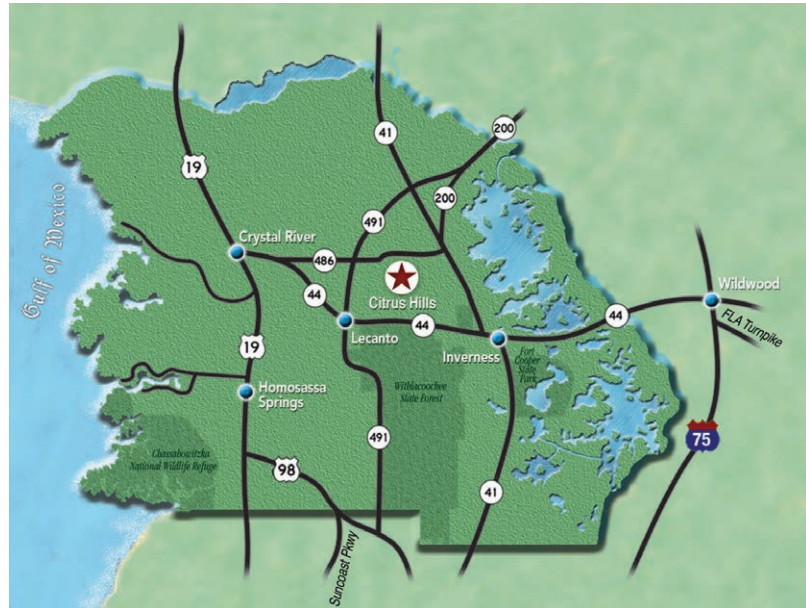
## the perfect location.



This is Florida the way it used to be, natural and unspoiled. Immense mossed-draped oaks grace the rolling wooded hills. Meticulously groomed golf courses offer sweeping vistas. Gorgeous sunsets sink into the Gulf of Mexico's tropical waters. With nearly 50 percent of our county protected from the overdevelopment that plagues other regions of Florida it will remain an outdoor lover's paradise forever.

Welcome to Citrus County, perfectly located along the Gulf of Mexico, in the heart of Florida's Nature Coast. This northernmost suburb of the Tampa Bay region offers a lifestyle uncluttered by congestion, with abundant shopping, superb golf and fishing, great restaurants, first-rate schools, houses of worship, and dozens of excellent health care facilities.

Bordered by waterways on three of its four sides, Citrus County is a water-enthusiast's dream providing a seemingly endless variety of outdoor activities. The county is also home to the spectacular Withlacoochee State Trail. This 46-mile gem is Florida's longest paved multi-use path.





## Our weather really is something to write home about.

From the nearby Gulf of Mexico the terrain rises gently to the Central Ridge topping out at 260 feet above sea level. The highest spot in Citrus County is next to the seventh green of our Skyview Golf Course! Because of our location the gentle Gulf breezes provide us with a balanced climate that's nearly perfect. Our annual average temperature is 72 degrees with 65 percent humidity and on average we enjoy 274 days each year when the temperature is between 65 and 75 degrees!

Additionally, we are in an excellent suburban location ... in just over an hour you can be in Tampa, Orlando, or Gainesville, taking in a show, visiting international attractions, dining at a five-star restaurant, or attending a college or professional sporting event, and then it's an easy ride back to the Villages of Citrus Hills. And, Ocala with additional shopping centers, and more dining options, is just 30 minutes away.

Living here is like being in a sophisticated suburb of a major metropolitan area, with easy access to all the big city conveniences but without all the hassles that come with big city life; we're perfectly situated, close to everything but without all the hustle and bustle.

*Life*  
with style.



There are two neighborhoods destined to capture your imagination and win your heart. These fine jewels are nestled between gently rolling hills and sparkling rivers, lakes and springs; bathed by refreshing Gulf breezes that gently sway the Spanish moss of the majestic oaks. These are places where the very best in active resort-style living is enjoyed by all. Welcome to Terra Vista and Brentwood at the Villages of Citrus Hills.

## Terra Vista of Citrus Hills

Set atop the highest point in Citrus Hills, and in fact one of the highest elevations in all of Florida, you'll find Terra Vista. A fitting locale for a way of life that exemplifies the pinnacle in refined resort-style living.

From its impressive gated entry, and the lush landscaped boulevards, what life in Terra Vista embodies is recognizable from the moment you arrive. This is a village focused on a relaxed way of life and a commitment to comfort. Distinct neighborhoods of architecturally compatible homes create an atmosphere of privacy. Sprinkled throughout, and accessible to all, are the many club amenities that promote a lifestyle filled with recreational fun and diverse social activity.

Highlighting the Terra Vista experience is an outstanding selection of designer homes featuring both single-family and single-family maintained homes. Choices range from the perfect seasonal retreat to expansive luxury residences. And, each distinctive home plan can be customized inside and out.



*Terra Vista*  
OF CITRUS HILLS







## Brentwood of Citrus Hills

A cozy neighborhood that's comfortable and inviting. That's how residents characterize Brentwood of Citrus Hills. A neighborhood with a size that feels just right. Here you'll find a sense of community where sensible, stylish homes, scenic views and a convenient Nature Coast location come together to form a way of life that is best described as pure pleasure.

Like the neighborhoods of Terra Vista, residents here enjoy the many amenities of the Citrus Hills Golf and Country Club. In addition, within the gates of Brentwood is your own challenging nine-hole golf course, fitness center and heated outdoor pool.

Brentwood is known for providing a quality lifestyle with remarkable value. Its collection of single-family, and single-family maintained homes, delivers sophisticated designs at easy-to-take prices. Plus, each of the fashionable models can be customized to meet your specific needs.

Brentwood of Citrus Hills is full-featured, and neighborly, featuring homes of exceptional value – giving you the freedom to begin enjoying life to the fullest ... today!



# Experience

the finest in active resort-style living.

We believe the Villages of Citrus Hills offers the very best lifestyle in Florida ... a great climate, beautiful surroundings, world-class amenities, a wealth of social and recreational activities, and an attractive low cost of living. It all adds up to an exceptional quality of life.

When you experience the Villages of Citrus Hills for yourself you'll appreciate the planning, the attention to detail, the landscaping, the facilities, and the homes. It all comes together in a very special part of Florida.

If you have a sincere interest in the Villages of Citrus Hills then you owe it to yourself to take part in our Discovery Tour program. It's a great way to learn about Terra Vista and Brentwood and understand why our community, and region, is such a special place to call home. During a Discovery Tour, you'll get to explore Citrus County and its quaint towns, see the crystal clear lakes and rivers, preview our extensive collection of model homes, tour the spectacular amenities, and experience for yourself what life at Citrus Hills is all about.

To learn more about our Discovery Tour program please call 800-511-0814. Our Call Center Representatives will be happy to answer your questions and provide you with all the information you'll need regarding this program.

## Recognition Of Which We're Proud

- 50 Best Master-Planned Communities in the U.S. – *Where to Retire* magazine
- "Best Neighborhoods" Terra Vista at Citrus Hills – *Where to Retire* magazine

## Citrus County Honors

- Citrus Memorial Hospital  
Healthgrades® America's 100 Best Specialty Care 2013  
– General Surgery and Spine Surgery  
Society of Cardiovascular Patient Care  
– Fully accredited Chest Pain Center
- Seven Rivers Hospital  
American Heart Association and American Stroke Association 2012  
– Gold Plus Award for treatment of heart failure  
Alliance with University of Florida and Shands HealthCare  
– Stroke Emergency Services
- *Sports Afield* magazine named the Homosassa River – One of the 12 Best Fishing Spots in North America
- USA Today pronounced Citrus County's Waters The Third Best in the World for Snorkeling – surpassed only by Bonaire and Belize.





## Care-Free Homes

Enjoy life to the fullest in any of our lock and leave single-family homes. Our impressive collection of maintenance-free homes span a wide spectrum of prices – from affordable luxury to the spectacular. If you're looking for a custom-designed new home, without the usual upkeep hassles, look no further than Terra Vista & Brentwood. You're sure to find the perfect new home to complement your Florida lifestyle.

## Single-Family Homes

Our self-maintained single-family home designs and floor plans merge the very best of the contemporary with the traditional – spacious living areas drenched with natural light, elegant architectural details and graceful exteriors. With so many models from which to choose, and the ability to fully customize any design, you're sure to find the perfect home for your active lifestyle.



Welcome Center is located directly off Rt 486 (Norvell Bryant Highway) 2 miles east of Rt 491 (Lecanto Highway)



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