

NLYH FREQUENTLY ASKED QUESTIONS

What features does your community offer?

- Year Built 1963
- Number of Sites 352
- Street Width Average
- Street Type Paved
- Age Restrictions Yes
- Pets Allowed No
- Resident Owned
- 100/100 Fiber Internet
- Summit Broadband TV
- Social Activities
- Gated
- On-Site Staff
- Waterfront
- Library
- Clubhouse
- Billiard Room
- Shuffleboard Court
- Bocce Ball
- Horseshoes
- Recreational Facilities
- Swimming Pool
- Off-Street Parking

What are Taxes, Fees and other information on our homes

- 6% Sales Tax – there is a sales tax of 6% on the purchase price of a new home that is levied by the state of Florida.
- January 1st, 2019 the State of Florida implemented a 1% discretionary sales surtax. The sales tax remains 6% on the total sale price plus 1% discretionary tax on the first \$5,000.00. Total amount of the new tax is an additional \$50.00.
- Corporate Membership Fee – a membership fee is required for new homeowners to join the NLYH Corporation. This is a one-time fee that is refunded to you, if you choose to sell your home, at the then current rate (which historically increases annually).
- The current fee, as approved by the Corporation is valid from 1/15/21-1/14/22 is \$15,537.00

Monthly fees as of 01/01/2021 are:

- Inland Homes \$325.00
- Waterfront Homes \$355.00
- Halderman Creek Homes \$365.00
- Partial Waterfront Home \$335.00
- Boat Slips \$32.10
- Kayak space \$5.35

Additional Information

- Monthly Maintenance Fees include taxes, lawn care, cable TV and trash removal.
- There are only 352 homes in the park.
- Pets are NOT allowed.
- Homes cannot be rented out.
- NLYH has free wireless internet access in the clubhouse & pool area.
- “Inland” or “Non-Waterfront” homeowners can keep their boats in one of two boat basins located at the base of the two main canals.
- Two residents per household, one must be 55 the second must be 45.
- No Pets are allowed
- We do have community rules
- You can have guest, up to two weeks per guest in a calendar year.

Who do I contact for more information

You can contact the NLYH office if you need additional information or if you would like to make an appointment to view a home. We welcome any questions or comments you may have.

Phone – 239-774-5484

FAX – 239-774-4877

Email – nlth@naples.net

NOTICE: All information listed here may be subject to errors, omissions, changes, or withdrawal without notice. Check with the NLYH Office to confirm details.