



Lakeside Hills Estates Association, Inc  
520 Forest Lake Drive, Lakeland, FL 33809

LHEA is a 55+ resident owned and self-governed community

Our clubhouse is kept securely locked for approved homeowners. To inquire about Homes for Sale and/or a tour of the clubhouse, please call 863-583-4969 and leave a message or email us at [LakesideHills@gmail.com](mailto:LakesideHills@gmail.com) with questions or to make an appointment.

\* There is NO LOT RENT because we individually own our homes AND the land. We each own a share of the Clubhouse and all common areas and amenities. The homeowners vote for the HOA fee every December after determining the budget for the upcoming year.

\* Please be advised that ALL prospective owners & guests must pass a criminal background check and be approved by the HOA prior to the closing, and at least one (1) occupant shall be 55 years of age or older, AND on the deed. There is a Limit of 2 pets per household, no more than 30 pounds each.

As a new buyer in the community, you may be obligated to pay a Title Transfer Capital Contribution Fee of \$250 at closing (per amended Covenants recorded in Polk County 5/29/2025).

We require all new members to have and use Autopay for HOA fees.

The LHEA HOA fee for the year 2026 is \$292 per month which includes these amenities:

Spectrum Bulk Contract for Cable TV (includes 300 channels + 2 DVRs or up to 3 Xumo cloud streaming devices)

Spectrum Bulk Contract for High-speed internet 500 mbps (includes modem + router)

Lakeland City water and sewer

Lawn mowing of your lot and all common areas


Maintenance of all common areas such as the clubhouse, gazebo, heated pool, and hot tub,

Marina with covered slips and fishing dock (possible wait list for boat slips),

Multi-story clubhouse with Library, Ballroom, Kitchen, Gym, Game Room, Lounge, Food Pantry, Craft Room, Workshop, Shuffleboard courts, and extra meeting rooms.

Monthly newsletters & calendar, Members only webpage.

COMMUNITY ACTIVITIES: Pool Parties, Happy Hour, Karaoke, Aerobics, Cards, Painting, Ceramics, Dinner Dances, Community Breakfasts, Blood Drives, Super Bowl Party, Bake-off, Chili Cook-off, Kentucky Derby Party, New Year's Eve Party, Community Carport Sale, Prayer Group, Coffee Chat, Cooking Demos with Celebrity Chef Jason Smith.

You can also hover your smartphone camera over this QR code  and click on the website: [www.LakesideHillsHOA.com](http://www.LakesideHillsHOA.com) to see community photos, a list of FAQs, a MAPS page with nearby businesses, and Governing Documents for your review.



Revised 12/08/2025 cga