



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, The Hideaway. The clubhouse includes a fitness room, pickleball and bocce ball courts, plus a full-time lifestyle coordinator who keeps our residents busy with a robust calendar, and so much more!

WHAT KIND OF HOMES WILL BE OFFERED IN FAIRWAY PINES?

Caldwell Homes is building quality patio homes for sale on 45’ and 55’ lots and David Weekley Homes is offering their exclusive Encore homes on 45’ and 55’ lots in Fairway Pines. Visit www.thehighlands.com to find the perfect home for you!

WHAT IS THE CAI FEE FOR FAIRWAY PINES?

The 2025 sub-association fee will be approximately \$1,200 annually in addition to the \$1,462.60 Highlands CAI assessment fee. These fees include front yard lawn maintenance, the operation, maintenance, and repair of The Hideaway Clubhouse, amenities, common space landscaping, and specific active adult lifestyle activities for Fairway Pines residents.

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

