Community Features

Land ‘O’ Lakes offers great shopping and dining opportunities. Convenient to Hwy 41 for easy access to nature preserves, Florida’s Beaches and downtown Tampa. Residents have access to the fitness center, resort-style pool, tennis courts and more!

**HOA Fees:** $90.67 /mo.
The HOA includes clubhouse/fitness center/pool/tennis courts, some common area landscape and irrigation maintenance, trash collection and police patrol.

**CDD Fees:**
- Manors 213: $125.12 /mo.
- Manors 214: $119.68 /mo.
- Estates 213: $151.40 /mo.
- Estates 211&214: $143.61 /mo.

Connerton West Community Development District. The CDD will include a deputy in the community for a period of time, some common area landscape maintenance, fountain maintenance, infrastructure maintenance and maintenance of playground equipment. Please see fees below:

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Homeowner’s Information

**HOA Management**
Mike Spall, CAM
Community Association Manager
4131 Gunn Highway
Tampa, FL 33618
813-600-1100 ext. 154
Direct Line 813-936-4154
mspall@greenacre.com

**CDD**
Management Rizzetta & Company, Inc.
3434 Colwell Ave., STE 200
Tampa, FL 33614
Phone: 813-933-5571 Fax: 813-935-6212
Manager: Greg Cox
Email: gcox@rizzetti.com
www.rizzetta.com

**Electric**
Withlacoochee River Electric
727-868-9465

**Water**
Pasco County Water/Sewer
727-847-8145
19420 Central Blvd.
Land ‘O’ Lakes, FL 34637

**Trash**
Waste Connections
727-847-9100

**Gas**
Clearwater Gas - Tampa
727-562-4980

**Cable/Internet**
Frontier
855-324-3243
Spectrum
855-222-0102

**Schools**
Connerton Elementary School
Pineview Middle School
Land O Lakes High School