

WELCOME TO CELEBRATION



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Photo Credit: Ellen Keith

We are delighted that you have decided to join us in Celebration! While Celebration is well established, we continue to expand upon our five cornerstones of **Community, Education, Health, Technology and Place.**

Our offerings encompass a multitude of recreational and social events, and we are continually discovering ways to enhance the quality of life for residents spanning all age ranges.

WELCOME



Photo Credit: Marjon Pere

Helping to guide our community – for you as a homeowner – is the **Celebration Residential Owners Association (CROA)**. CROA is one of several entities in Celebration with which you will become acquainted. **CROA’s goal**, as a homeowners association, is to **protect and maintain property values by promoting an enjoyable, safe, and community-oriented neighborhood**. Our Board of Directors, our committees, and our engaged residents – all volunteers – strive to maintain first-class standards and services that appeal to all types of families.

We hope you will become engaged in Celebration – come to a few of our many events, join an interest club or organization, volunteer for a committee, attend a meeting (or view it online), and offer suggestions and opinions. Sign up for the community email blasts and stay up-to-date with your new community!

To manage our community, the **Board of Directors** has hired a management company, **GrandManors**. These employees are the “faces” you see throughout much of our community. They can be found on site at **631 Sycamore St** Monday, Wednesday, and Friday (9 a.m. – 5:30 p.m.) and Tuesday and Thursday (9 a.m – 6 p.m.) and at 407-566-1200, or at townhall@ciramail.com.



Celebration Town Hall

Mailing Address:

*851 Celebration Avenue
Celebration, FL 34747*



407-566-1200



407-566-1210



celebration.fl.us



townhall@ciramail.com

Resident Services Location: 631 Sycamore St.

Hours of Operation

9 a.m. – 5:30 p.m. | Monday, Wednesday, Friday

9 a.m. – 6 p.m. | Tuesday, Thursday



PARKS, POOLS & FITNESS HOURS

Park Hours

Year Round

Passive Parks: Dawn to Dusk

Playgrounds: Dawn to Dusk

Dog Park: 6:30am - 10pm

Lakeside Basketball Court: 7am - 10pm

Tennis Courts: 7am-10pm

Fitness Center Hours

Year Round

Island Village | 1831 Island Village Way

Spring Lake | 1581 Castile Street

6am-10pm

*Fitness waiver required for access. Please visit Town Hall to register.

Summer Pool Hours

May 1 - Labor Day

Lakeside Park & Spring Park: 6am - 10pm

East Village & North Village: 7am - 10pm

Spring Lake & Island Village:

Opens 1/2 hour after sunrise,

Closes 1/2 hour prior to sunset

Winter Pool Hours

Labor Day - April 30

Lakeside Park & Spring Park: 6am - 8pm

East Village & North Village: 7am - 8pm

Spring Lake & Island Village:

Opens 1/2 hour after sunrise,

Closes 1/2 hour prior to sunset

Are the pools heated?

The pool at Lakeside Park & Spring Park are heated in the cooler months.

Spring Lake, East Village and North Village and Island Village pools do not have heaters.

Do the pools have saltwater?

The pools at Lakeside Park & Spring Park have saltwater.

RESIDENT AMENITIES

A Celebration ID card issued by Celebration Residential Owners Association Celebration (CROA) is required for use of these amenities unless a private rental agreement with CROA has been executed through Town Hall.

North Village | 215A Celebration Boulevard

64,000 gallon pool (handicap accessible), sun deck, restroom facilities (handicap accessible), 1800 square foot pavilion, synthetic turf playground (ages 5-12), synthetic turf playground (ages 2-5), two sand volleyball courts, 3 bermuda practice fields

Civic Corridor | 311 Campus Street

Celebration Unleashed Dog Park, Athletic & Recreation Complex (two natural grass field, one synthetic turf field, pavilion, meeting room, concession stand)

East Village | 820 Oak Shadows Road

47,000 gallon lounge pool, sun deck, synthetic turf playground (ages 2-5), bermuda event lawn, regulation size bermuda field, 400 square foot pavilion with picnic tables, multi-use field and pavilion - surrounded by Oak Shadows Rd., Oak Pond Dr. and Indigo Dr. Indigo Dr. north of Oak Pond Dr., two picnic tables, water source

Spring Lake | 1581 Castile Street

48,000 gallon resort style swimming pool, large sun deck with shade pergola, 300 sq' picnic pavilion with bbq grills, fitness center, restroom facilities, playground (ages 2-5 & 5-12), multiple shade pavilions

Island Village | 1831 Island Village Way

77,200 gallon zero entry pool, large sun deck with shade pergola, fitness center with app-enabled indoor fitness station. resort-style clubhouse with screened in lanai

Artisan Park | 1421 Craftsman Ave. W

Large amphitheater & stage, bocce ball court, large bermuda activity lawn

Celebration Village | 631 Sycamore Street

126,780 gallon 25 meter geo-thermal salt pool (handicap accessible), wading pool, 700 square foot meeting room, service kitchen, event stage with great lawn, six picnic pavilions w/bbq grills, lighted basketball court, five lighted tennis courts, two pétanque courts, playground (ages 2-5), playground (ages 5-12)

Longmeadow Park | 503 Longmeadow Street

Large bermuda activity lawn, 400 square foot pergola, synthetic turf playground (ages 2-12), ample seating areas throughout

South Village | 951 Spring Park Street

Heritage Hall, large service kitchen, 1,600 square foot meeting hall, handicap accessible restroom facilities, pool facility, 107,300 gallon 25 meter geo-thermal salt pool (handicap accessible), wading pool, large sun deck, large bermuda event lawn, bermuda sports field, synthetic turf playground (ages 2-5 & 5-12), walking trails

West Village | 851 Celebration Ave.

Town Hall, CROA Town Hall staff offices, 3,500 square feet of meeting space, 2,000 square foot activity room, catering kitchen, two conference rooms, reception hall

Roseville Corner | 1255 Celebration Ave.

Memorial Garden - a quiet memorial park sponsored by the Celebration Foundation

Artisan Park Clubhouse (Service Area Residents Only)

Fitness center, pavilion, pool, summer kitchen, restaurant & bar

Email townhall@ciramail.com to get started on your facility rental today!

COMMUNICATIONS

Town Hall is home to an **extensive communications department** that is responsible for a number of initiatives, such as communicating information to residents, the branding and style of Celebration, and marketing the community to outside entities. Below are some of the communication tools used by Town Hall to interact with and keep our residents informed.



Celebration Website | celebration.fl.us

This online hub for resident communications houses information about the community, including: event information, recreation opportunities, an online calendar, important association documents, a video gallery of CROA Board of Director meetings, and a business directory. Visit www.celebration.fl.us for access to all information. To register for your Celebration Website account, visit **Town Hall at 631 Sycamore St.** or **call us at 407-566-1200.**



My Celebration FL

See a pothole that needs filling? Graffiti making a mess of your neighborhood? Tap right into your city and report the issue fast with My Celebration FL! Download [My Celebration FL](#) via your mobile device.



Email Blast

Town Hall sends out weekly electronic newsletters to all residents who have opted in to this communication. The **Friday Flash** allows our residents to stay informed on the latest happenings around town including CROA events, events around town, clubs and organizations, and more. The **Monday Matters** newsletter began in April 2023 to include board and committee meeting and notices, operations information, community maintenance updates, and more.

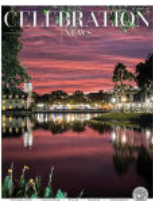


Social Media

We are connected! Stay up to date on the latest happenings, events and announcements through our social media channels. The community's official sources.

- **Facebook:** [@celebrationtownhall](https://www.facebook.com/celebrationtownhall)
- **Instagram:** [celebrationTH](https://www.instagram.com/celebrationTH)
- **YouTube:** [@celebrationlifestyle6334](https://www.youtube.com/channel/UC6334)

Get connected!



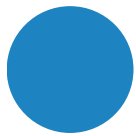
Celebration News

The Celebration News is the official monthly newsletter for the community. This award winning, full color, glossy magazine is mailed to all residents and property owners and also distributed for free throughout the community. This publication contains civic and service group announcements and photos, articles about residents, a monthly calendar of events, and much more.



ID CARDS & GUEST POLICIES

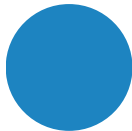
Be our guest!



Good Standing

As a **resident of good standing** in Celebration, you are entitled to **attend community events, activities and utilize parks, pools, and playgrounds**. Many areas have a security access gate that requires scanning of your **Celebration ID card**.

ID Cards



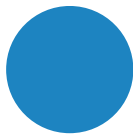
The **ID cards are non-transferable** and have your photo printed on them. **ID cards may be obtained at Town Hall**. All residents, 12 and older, are able to get an ID card with an embedded chip that allows access to the pools.



Tenants

If you are a **tenant in Celebration**, a lease is required in order to obtain an ID. Your card's expiration date is the end date of your lease.

Guest Policy



A **resident with a valid CROA ID may bring no more than four non resident guests outside of their immediate family on any given occasion unless under a scheduled event, private party, etc.**

The ID holder must remain with the guest(s) at all times. In order to avoid conflicts or disappointments, please contact Town Hall if you are having a party in one of the parks or playgrounds.



Lakeside Parking

Vehicles parking at Lakeside Park are required to have a Celebration sticker. These decals are free and can be obtained at Town Hall.

TRASH & IRRIGATION



Trash Schedule

Trash needs to be within 4 feet of the alley or curb before 7 a.m. on the scheduled day.

Recycle bins are to be kept in your garage except on the scheduled trash day.

Call **Celebration Sanitation Services** (trash) at **321-939-1805** to arrange for **bulk pickup** or for **more information** on trash totes and recycle bins. **Thank you for your continued cooperation!**



Trash Pick Up

Mondays & Thursdays

North Village, Celebration Village, Lake Evalyn, West Village and parts of East Village

Tuesdays & Fridays

Aquila Reserve, parts of East Village, Artisan Park, South Village, Spring Lake and Island Village



Recycling - Wednesday for all villages

Glass (bottles and jars only), Aluminum cans (no scrap metal or foil type material), Bi metal cans (soup, vegetable cans and alike), Clean cardboard (no take out or delivery pizza boxes), Loose, sorted paper. (No napkins or paper towels), Plastic bottles and containers # 1,2,4,5 only. Please, no plastic bags of any kind and please discard all screw caps and lids. All materials must be in a closed recycling container with a lid.



Yard Waste Day - Thursday for all villages

Yard waste is no longer accepted in any type of plastic bags. Place waste in up to four (4) 32 gallon containers that are clearly marked "Yard Waste" stenciled on both sides, in paper yard waste bags, or you can use your regular totter as well, just leave the lid open on Wednesday's. If yard waste is not disposed of properly, it will not get collected.

Irrigation Schedule

ZONE 1:

Day 1: Monday 4 p.m. to Tuesday 10 a.m. | Day 2: Thursday 4 p.m. to Friday 10 a.m.

Celebration Village and Downtown, West Village, Lake Evalyn, North Village, Water Tower Place

ZONE 2:

Day 1: Tuesday 4 p.m. to Wednesday 10 a.m. | Day 2: Friday 4 p.m. to Saturday 10 a.m.

Celebration Place, Celebration Boulevard from Campus Street to the high school (includes Emerson, Spring Lake, and other areas along Celebration Boulevard in South Village), South Village, Roseville Corner, East Village, Aquila Reserve

ZONE 3:

Day 1: Wednesday 4 p.m. to Thursday 10 a.m. | Day 2: Saturday 4 p.m. to Sunday 10 a.m.

• Artisan Park & Island Village

For more information about **Celebration Sanitation Services**, or to arrange for a bulk pick up, please call **321-939-1805**.





IMPORTANT PHONE NUMBERS

Town Hall (631 Sycamore Street)	407-566-1200
CCDD (Sidewalks, Street Trees, Street Lights, etc.)	407-566-1935
ECDD (Water).....	407-566-4132
Duke Energy (Electric).....	407-629-1010
Comcast (Cable & Internet).....	407-566-2100
Smart City (Phone & Internet).....	407-828-6700
Osceola County Sheriff Dept. (Non-Emergency).....	407-348-2222
Florida Highway Patrol.....	407-737-2200
(Non-Injury Accidents)	
Fire Department.....	407-566-2027
Admin Office	407-343-7000
Post Office	800-ASK-USPS
Animal Control	407-892-5292
Celebration High School	321-939-6600
Celebration School (K-8)	407-566-2300
Island Village Elementary.....	407-479-9234
Property Appraiser (Homestead Exemptions)	407-742-5000
Supervisor of Elections.....	407-343-3900
Clerk of the Courts	407-742-3500
Tax Collector's Office (Driver's License office and Tag Renewal).....	407-742-4000
West Osceola Branch Library	407-742-8888
Celebration Sanitation (Trash Pick-Up/Recycling).....	321-939-1805
In case of any emergency, call 911	911

COMMUNITY ORGANIZATIONS

CROA – CELEBRATION RESIDENTIAL OWNERS ASSOCIATION

407-566-1200 • townhall@ciramail.com • www.celebration.fl.us

Governed by a seven-member Board of Directors, the Association is responsible for maintaining, enhancing, protecting and preserving the common areas and recreational facilities. CROA also provides for the operation, care, upkeep and maintenance of the contracts for the repair, additions or improvements to the areas of common responsibility.

CNOA – CELEBRATION NON-RESIDENTIAL OWNERS ASSOCIATION

407-566-1200 • cnoamail@ciramail.com • www.celebration.fl.us

This organization is comprised of all commercial land owners within Celebration. Governed by a five-member Board of Directors, there are currently three declarant members and two placed landowners. This Association is responsible for preserving, protecting and enhancing the non-residential areas of the community and the value of the community.

CJC – CELEBRATION JOINT COMMITTEE

407-566-1200 • townhall@ciramail.com • www.celebration.fl.us

This administrative Committee is comprised of representatives from both the CROA and CNOA boards. The Committee administered services that are used jointly by both CROA and CNOA, such as management, communications, accounting and security. Currently, the make-up of the Committee is five spots of which CROA holds two seats.

CCS – CELEBRATION COMMUNITY SERVICES

407-566-1200 • townhall@ciramail.com • www.celebration.fl.us

A 501 (c) 4 corporation whose purpose is to provide community events for Celebration residents and the greater community and to enhance a wide variety of community outreach programs, publications and community communication tools. The Board of Directors shall consist of seven (7) Members. Those members being the members of the Board of Directors for the Celebration Residential Owners Association, Inc. as they may change from time to time.

CELEBRATION FOUNDATION

407-566-1234 • staff@celebrationfoundation.org • www.CelebrationFoundation.org

Founded in 1996 by the Walt Disney Company, Celebration Foundation is the philanthropic organization for the town of Celebration. They are a non-profit with 501(c)(3) status and a mission of building better community through arts, culture, and education. Opportunities exist to get involved by attending events, becoming a program member, taking classes, volunteering, donating, and more.

Contact Them For:

Celebration Lifelong Membership & Courses – Thriving In Place Membership & Engagement – Concert Series Sponsorships & Performances – Annual Holiday Home Tour & Winter Wonderland Participation & Tickets – Community Grants – Annual Scholarships – Learning Without Hunger – Memorial Garden Plaques – Volunteer Opportunities – Annual Giving

COMMUNITY ORGANIZATIONS CONTINUED

CCDD - CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

407-566-1935 • admin@celebrationcdd.org • www.celebrationcdd.org

A five-member Board of Supervisors, who were elected by registered voters in the Celebration Community Development District, governs this District. This unit of special-purpose government is authorized to provide certain infrastructure improvements. Services include maintenance of roadway lights, street sweeping, common area landscaping, maintenance of street trees and turf, trails, alleyways, aquatic weed and mosquito control. The Celebration CDD also maintains the lakes, storm water retention areas and drainage system within Celebration.

ECDD - ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

407-566-4132 • admin@enterprisecdd.org • www.enterprisecdd.org

Governed by a five-member Board of Supervisors, this unit of special purpose government is authorized to provide certain infrastructure improvements including potable water, reclaimed water and sewer utilities.

TCC - THE CELEBRATION COMPANY

407-566-4020

A subsidiary of The Walt Disney Company, The Celebration Company designed, developed and marketed the community of Celebration. Working with internationally acclaimed architects, TCC developed a wide range of residential and commercial offerings, managed the Celebration Residential Owners Association and Town Center area until 2004, and worked to create a real and innovative community.

GRANDMANORS

(855) 947-2636 • www.grandmanors.com

Headquarters | 6400 International Parkway, Suite 1000, Plano, TX 75093

Our local Grand Manors Office | 135 W Central Blvd Suite 720, Orlando, FL 32801

GrandManors is the managing agent for the Celebration Joint Committee, Celebration Residential Owners Association, Celebration Non-residential Owners Association. They were hired by the CJC to handle, on behalf of CROA, CNOA and the CJC Boards, the administration, operation and maintenance of Celebration. GrandManors works at the direction of the Board of Directors.

TOWN CENTER/LEXIN

407-566-4007 • info@celebrationtowncenter.com • www.celebrationtowncenter.com

Lexin Capital is a private investment company that serves a global client base and makes direct investments in real estate. Celebration's downtown is a traditional retail and business district modeled after those found in small American towns. Retail shops, restaurants, post office, and offices are among the downtown businesses. Many of these buildings are situated along a wide promenade circling a Lake Rianhard.



Q: What are the hours of Resident Services?

A: 9 a.m. – 5:30 p.m. Monday, Wednesday & Friday
9 a.m. – 6:00 p.m. Tuesday & Thursday
Closed - Saturday & Sunday

Q: Where do I get my CROA resident photo ID?

A: Town Hall during normal business hours.

Q: Where can I get forms for photo ID'S, ARC and other homeowner needs?

A: You can access these forms by visiting www.celebration.fl.us

Communications

Q: Where can I find information about Celebration events, news and homeowner notices?

A: The Community Website www.celebration.fl.us, Celebration News, email blasts, and throughout social media platforms.

Q: When is the Celebration News delivered?

A: It is delivered on the beginning of every month to each home in Celebration. In addition, you can find it in magazine racks throughout the community and on the Celebration website.



Sign up for email blasts today!

Town Hall

Q: I have a tree that needs to be trimmed, who does that?

A: If it's in the easement it would be the CCDD, as they will trim the tree facing the road side to ensure safety guidelines are followed. If it's in the home's yard, it is the owner's responsibility. You can put the request in for easement trees via your My Celebration FL app.

Q: I have a street light out, who do I call?

A: The CCDD at 407-566-1935. You can also put the request in via your My Celebration FL app.

Q: Where do I get a condo parking sticker or report that something is wrong with my condo?

A: Your condo management company.

Q: Where can I make my HOA payments?

A: You can mail them to the address on your statement, pay them with Resident Services (631 Sycamore St), or pay online in the resident portal.

Q: I have a maintenance question, but am unsure who to contact?

A: You can always submit your request through the [My Celebration FL](#) app. Once the request is submitted, it will be directed to the appropriate department and you will receive status updates regarding the request until the issue is resolved.

Q&A CONTINUED...

Finance

Q: When are Celebration Residential Owners Association (CROA) assessments due?

A: Assessments are due on the first of each calendar quarter: January, April, July and October 1. Payments are considered late if the payment is not posted to the account by the 29th of the month that it is due.

Q: What does my CROA assessment pay for?

A: Your CROA payment maintains all of the common areas that we all share equally such as the community pools, parks, landscaping, facility maintenance, etc.



ARC Committee

Q: What types of projects require prior approval from the ARC?

A: Any change on the exterior of the property requires approval. For example, painting the home, changing landscaping, replacing the mailbox, altering house numbers, any change to fencing (including adding or removing). It is better to obtain written approval – even for very minor projects – than find later the changes were not approved and have become a violation of the Covenants.

Q: How can I determine possible paint colors for my home or the types of plants suitable for my yard?

A: The ARC has created many simple information packets which answer these questions and many others. Topics available include exterior painting, flags and flagpoles, fencing, landscaping, swimming pools, etc. Additional topics are added as the needs of Celebration owners change.

Q: Where can I obtain documents such as the Celebration Community Charter, ARC Meeting Schedule, or Design Guidelines for a specific topic?

A: Use whichever is most convenient for you:

- [Celebration website](#)
- Town Hall (631 Sycamore Street)
- Email – request information from the Architectural Review Coordinator: townhall@ciramail.com





Two of the many reasons new owners move to Celebration are our community's unique beauty and high property values. It is the mission of the Community Standards Department to maintain these high standards for all residents. Moving is a busy time, and schedules are often too hectic to include a reading of the complete charter containing all the covenants and restrictions. With that in mind, we have enclosed Exhibit "C" Rules for your use and reference. This is an excellent summary of the essential rules new Owners should be aware of when they come to Celebration.

COMMUNITY STANDARDS

In addition, as you settle into your new home and look around, you may want to make changes to your house and property, whether it be a new exterior color or even just new hardware on your front door. Please note that all exterior changes must receive ARC approval before work begins. You can avoid possible loss of time and money by obtaining approval first. You may find all applications for changes on our website.

We want to help you transition into your new home here in Celebration without the stress of worrying over what steps to take as you plan improvements to your property and home. Please contact us at Town Hall and schedule an appointment to meet with one of our team members to discuss any questions, your plans, and how to accomplish them.

We are here to help make your future brighter!

Contact us at:

townhall@ciramail.com



PARKS & RECREATION

Celebration presents a wide variety of recreational programs and activities, delivered through our Partner Programs, Civic Groups, In House initiatives, and more. To access a comprehensive list of these offerings, please visit www.celebration.fl.us.

For all your facility rental requirements, the Parks and Recreation Team is prepared to offer assistance. Contact them by emailing townhall@ciramail.com or calling 407-566-1200.

Q: What recreational programs or classes are offered in Celebration?

A: To learn about our extensive list of recreational activities please visit the “Things To Do” tab at www.celebration.fl.us or refer to the recreation section in the Celebration News.





TOWN HALL EVENTS

We take each opportunity given to enhance Celebration in building a better place and a better way to live by focusing on the Cornerstones to guide us in every aspect of the community's future.

The Parks & Rec team collaborates closely with the Special Events Committee to organize and execute more than 35 community-wide events annually. These range from traditional events like Founders Day, 4th of July, Father-Daughter Dance, Holiday Fest, Holiday Concert, Parades, and Ceremonies to fun gatherings like Pups & Pints and Aloha to Summer Luau, as well as spontaneous pop up events and informative educational events, among others. Celebration is truly a special place to live, work, and play.

Q: Where can I find the most up to day events information?

A: For the most up to date information, click on the [Upcoming Events & Programs](#) section under the [Events](#) tab on the Celebration website, follow our [Facebook page](#), or check out our offerings in the [Celebration News](#).



Explore our SmugMug page to revisit cherished moments and anticipate the memories yet to unfold.

celebrationth.smugmug.com

UNDERSTANDING YOUR COMMUNITY

What is a community association?

A community association is not a governing body. Rather, it is a membership group of people that serves a specific purpose with respect to a specific community or a group of homeowners in a specific geographic area.



GrandManors is the full-service on-site HOA management brand of RealManage. RealManage is well known for its best people, best technology, and best service philosophy in the industry. Additionally, the CiraConnect subsidiary of RealManage is the largest SaaS and Mobile app software provider in the community association industry with the latest technology.

Our mission is to provide the best possible lifestyle management services to our partner communities that we serve by encompassing the best people, best technology, and best service reputation of RealManage and its CiraConnect division. Our professional staff has decades of experience managing luxury high-rise condominiums, co-ops, urban mixed-use, and large-scale single-family developments with complex amenities. We focus on customer service and lifestyle for the residents and the boards we serve. Our on-site management service includes a fully-integrated service bundle of staff, technology, and best practices to ensure the finest lifestyle and community management in the industry.

Town Hall

Celebration Town Hall houses the offices and personnel responsible for the Celebration Residential Owners Association, Celebration Nonresidential Owners Association and the Celebration Joint Committee. Together, these organizations regulate property use and provide maintenance and operation for a number of common facilities, including landscaping, parks, and playgrounds.

Town Hall serves several roles in the Celebration community as follows,

- Serves as a clearing house for resident issues.
- Staff provides community information and coordination among the community associations, Development Districts and The Celebration Company.
- Community services such as recreational programs and program registration, special events, common area maintenance, community meetings, newsletters, administration of community covenants, conditions and restrictions, administration of architectural review process, regulate property use, trash collection, architectural review requests, pool passes, community network passwords, information by phone or in person, coordinating security/community service representatives and public law enforcement officers.

Town Hall is comprised of the following departments: Administration, Resident Services, Community Standards, Service Areas, Information Technology, Communications and Lifestyle, Parks and Recreation, and Maintenance.

BOARD OF DIRECTORS & TOWN HALL TEAM

CROA Board of Directors

Per the By-Laws, the Board of Directors, Celebration Residential Owners Association, Inc., is comprised of seven (7) owners who serve three-year staggered terms. Board members may serve two consecutive terms. The Board is required and has the fiduciary responsibility to preserve, protect and enhance the value of the association's assets as it makes decisions, establishes policies, enforces the governing documents and builds community.

Don McDonald

President

Term Ends 2027

Charles Richards

Vice President

Term Ends 2026

Katy Shultman

Secretary

Term Ends 2027

Bill Long

Treasurer

Term Ends 2028

Eric Oppegaard

Director

Term Ends 2027

Jared Wise

Director

Term Ends 2026

Marco Meccia

Director

Term Ends 2028

Town Hall Management Team

ADMINISTRATION

Executive Director: Lauren Gunnyon

Community Manager: Jacob Waddle

Business Office Executive Assistant:

Eldonia Gonzalez

ADMINISTRATIVE SERVICES

Finance Manager: Jennifer Rowe

Resident Services Manager: Jeanette Gonzalez

INFORMATION TECHNOLOGY

Director of IT & Project Management:

Domenico D'Orsa

COMMUNITY STANDARDS

Community Standards Manager: Danica McNair

SERVICE AREAS

Service Area Manager: Rose Vazquez

PARKS & RECREATION

Director of Parks & Recreation: Niki Patten

Lifestyle Manager: Amber Whittaker

COMMUNICATIONS

Communications Manager: Belinda Olivera

MAINTENANCE

Director of Facilities and Operations:

Christina Figueroa

THE CORNERSTONES

The Celebration Community was formed with the concept of building a better place and a better way to live. In order to draft a blueprint for fulfilling such a vision and oversee its creation, the Walt Disney Company founded The Celebration Company. Utilizing the combined experience of a specialized group of world-renowned city and social planners, as well as the best architects of our time, The Celebration Company conceived five principles that would guide every aspect of the community's creation. Those five guiding principles known as the Celebration Cornerstones, consist of...

Sense of Community

More than anything else, what the residents of Celebration have in common is a shared vision for what life could be, with the ability to become as personally involved as they want in making it happen. This leads to a deep level of interaction between friends and neighbors that provides the very heartbeat of the community. Whether in public spaces, at community events, Town Meetings or simply on a neighbor's front porch, you'll find an unmistakable sense of community and feeling of togetherness throughout Celebration. The memories and bonds of friendship that result are the glue that holds Celebration together, ensuring a bright, long-lasting future.

Sense of Place

All people have a universal need for stimulating experiences and social interaction. Providing a variety of unique "places" throughout Celebration, where this type of activity would continually occur, was an important Cornerstone behind its creation. "Places" take on many forms at Celebration. A comprehensive master plan provides the foundation for place-making throughout town. Signature buildings designed in some of the world's greatest architectural styles provide timeless character to residential neighborhoods.

Focus on Technology

From the beginning, Celebration has embraced technology as an essential means of connecting people. To accommodate future advancements, Celebration is prepared to evolve with technology as it changes, helping to ensure that technology will continue to do exactly what it is intended, to bring people together.

Focus on Education

Celebration has placed education at the heart of its vision in the belief that lifelong learning provides an essential key to a higher quality of life. In 1995 education began at The Learning Academy, a public education system recognized by the Florida Department of Education with a 2000-2001 Five Star School Award. Currently, educational opportunities include KinderCare, The Montessori Academy, Island Village Elementary, Celebration K-8, Celebration High School, Foreign Language Emersion School, and Creation Village World School.

Focus on Health

Good health is the key to a good life. So, at Celebration, the Cornerstone of Health focuses first on prevention and caring for the whole person – mind, body and spirit. Numerous amenities, parks, and trails encourage people to get out and stay active. A state-of-the-art AdventHealth facility and comprehensive Fitness Center is located within the community further support Celebration's commitment to health and well-being.

CELEBRATION NEWS

TECHNOLOGY • EDUCATION • PLACE • HEALTH • COMMUNITY



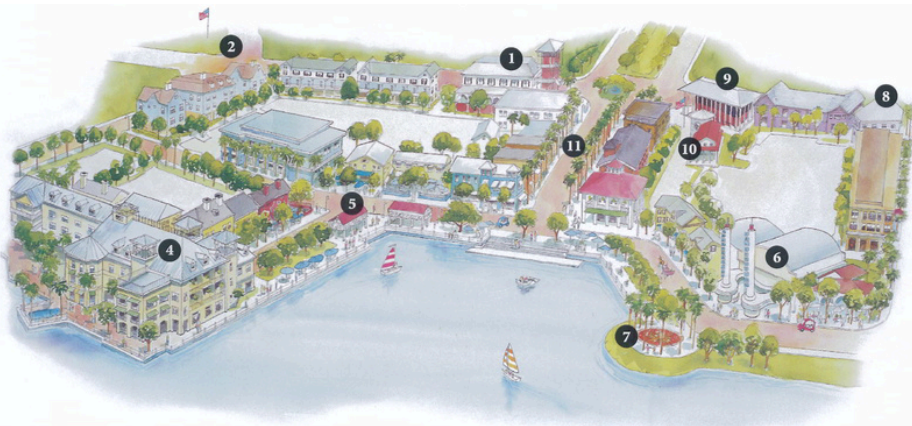
HISTORY

In the early 1990s, the Disney Development Company (DDC) established the Celebration Company to spearhead its development within approximately 4,900 acres of land in the southern portion of the Reedy Creek Improvement District. Total investment for the project is estimated at US \$2.5 billion.

The master plan was developed by Cooper, Robertson & Partners and Robert A. M. Stern, and the extensive landscape, parks, trails and pathways were designed by the San Francisco firm EDAW (now AECOM). Celebration is planned in an early 20th-century architectural style and is not zoned for high-density residences. Celebration was named the “New Community of the Year” in 2001 by the Urban Land Institute.

The first phase of residential development occurred in the summer of 1996 with Celebration Village, West Village and Lake Evalyn; this was followed by the North Village, South Village, East Village, Aquila Reserve and the final Artisan Park phases. Disney CEO Michael Eisner took an especially keen interest in the development of the new town in the early days, encouraging the executives at Disney Development Company to “make history” and develop a town worthy of the Disney brand and legacy that extended to Walt Disney’s vision of an Experimental Prototype Community of Tomorrow (EPCOT). DDC executives collaborated extensively with leaders in education, health and technology in addition to planners and architects to create the vision and operating policies for the town.

CELEBRATION ARCHITECTURAL WALKING TOUR



ABOUT CELEBRATION & OSCEOLA COUNTY

Celebration, FL



Celebration has successfully combined education, health, community, technology and architecture into a community with a strong sense of self. World-renowned architects designed Celebration to be a new and exciting place to live, work and play.

Celebration Village, West Village and Lake Evalyn were Celebration's first phase of development, with a total of approximately 500 home sites, including 76 townhomes, and nearly 700 condominiums. The second phase of residential development was North Village, with more than 300 homes sites and 300 condominiums, followed by South Village with over 600 home sites and townhomes and nearly 500 condominiums. Phase four was East Village and Aquila Reserve with a combined 500 homes and townhomes and 70 condominiums.



Photo Credit: Jorge Borges

Artisan Park is a 160-acre village built by St. Joe Company and contains more than 600 homes and condominiums. The addition of residences at Spring Lake, along with the accompanying amenity center, has enabled the community to grow, yet still keep that small-town feel. Additions of Emerson and Astoria along Celebration Boulevard provide yet another residential option. The architecture blends traditional, southeastern exteriors with floor plans and interiors that are designed for modern lifestyles and tastes. Homes, most with welcoming front porches, encourage activity in the front yard. Most residences have rear access to the garage by means of a service alley. Community and architectural guidelines were developed by Urban Design Associates, in conjunction with Robert A.M. Stern Architects and Cooper.

Island Village is the latest development of the world-renowned community of Celebration, and will feature more than 1,000 homes. Generous green parks and thoughtful gathering spaces, beautiful pool amenities, premium recreation centers and walking and biking trail networks make up the Island Village lifestyle.



Osceola County was created in 1887. Osceola County is a 1,506 square mile area that serves as the south/central boundary of the Central Florida Region and the Greater Metropolitan Area. The City of Kissimmee, the County Seat, is 18 miles due south of Orlando. Osceola's only other incorporated City, St. Cloud, is nine miles east of Kissimmee, and approximately 45 miles west of the City of Melbourne on the Atlantic Coast. Osceola County is a 1,506 square mile area that serves as the south/central boundary of the Central Florida greater metropolitan area. For more information, please visit: www.osceola.org.



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After Hours Contact: 800-514-5770
Fax: 321-939-2677

Welcome Home



Thank you for taking the time to read through our community welcome packet.

We hope you have all the information that you need to live and play in your new hometown, Celebration.



THANK YOU

Community Partnerships and Beyond

Celebration offers an exciting calendar of events each year. By supporting events within the community, businesses give back and help enhance residents' lifestyle. This commitment fosters a sense of pride and loyalty among community members, which can translate into increased customer loyalty and trust.

Sponsorships provide opportunities for increased visibility and brand exposure, allowing companies to connect with potential customers on a personal level.

These partnerships not only benefit the community but also create a win-win for businesses and residents alike. Join us as we continue to create the memories and bonds of friendship that foster a sense of community, one of Celebration's five cornerstones.

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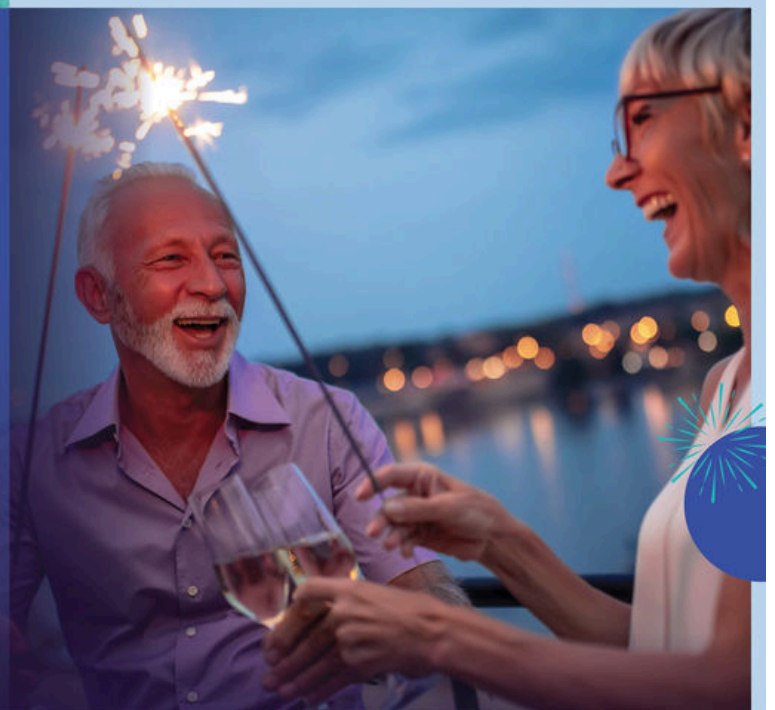
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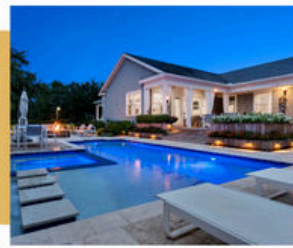
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As your realtor in Celebration, Florida, I offer you an unparalleled advantage in finding your dream home or selling your property in this unique community. With years of experience and a top-producing track record at Keller Williams Realty At The Lakes, my expertise extends beyond just transactions; it encompasses a deep understanding of the Celebration lifestyle—a blend of luxury, comfort, and community.

Whether you're seeking a serene environment for your family, vibrant social scenes, or access to premier amenities, my commitment is to understand your needs and guide you through a seamless and personalized real estate experience.

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