

# Tyson Ranch

## Community Information

### HOA

Homeowners Association Assessments are \$228.53/month, includes reserves and common area maintenance. The initial Assessment is \$750, there is a transfer fee of \$200\*, and an estoppel fee of \$250+. It includes the following:

- Pool and Cabana
- Playground, Gazebo, and Walking Trail
- Dog Park
- Townhome Lawn Maintenance: mow, edge, trim, mulch replenishment, exterior lawn pest control
- Annual Termite Bond Renewal
- Irrigation master metered, cost included
- Gated access system service
- Reserves for Capital Improvements, roof replacement, and exterior paint of townhome units

### Utilities/Services

#### Duke

Electric

(407) 629-1010

#### Orlando Utilities Commission

Water

(407) 423-9018

#### Orange County Utilities

Sewer

(407) 423-9018

#### TBD

Sewer

TBD-TBD-TBDB

#### Spectrum

Cable and Phone

(888) 406-7063

#### AT&T

Cable and Phone

(866) 861-6075

### Education:

#### Orange County Public Schools

ocps.net

#### Champions at Stoneywck

##### Elementary School

3001 Stoneywyck St.

Orlando, FL 32824

407-251-2347

#### Luminary Middle School

9446 Luminary Blvd

Orlando, FL 32827

(407) 635-2670

#### Cypress Creek High School

1101 Bear Crossing Dr. Orlando,

FL 32824

(407) 852-3400

Find more information at [mihomes.com](http://mihomes.com)

\*See New Home Consultant for complete details. School zoning and HOA assessments and fees are subject to change without notice.  
Edited 7/27/22

