

Requirements

- One resident in the household must be at least 55 years of age. Any other resident/occupant must be over 40 years of age.
- Credit approval and background check through Sun Communities

Pets

- Pet friendly no more than 2 pets per household (restrictions apply)

Monthly Fee

The monthly lease fee includes leasing the home site, use of our recreational facilities, weekly water, sewer, rubbish collection, street lighting, and repair and maintenance of underground utilities.

Amenities

- ◆ Three fishing lakes
- ◆ Dock with Kayak Launch
- ◆ Nine-hole par 3 Wymberly National
- ◆ Outdoor swimming pool
- ◆ Shuffle Board
- ◆ Library
- ◆ Walking trails
- ◆ Garden plots
- ◆ Activities Center with kitchen
- ◆ Billiards
- ◆ RV & Boat Storage Facility
- ◆ Fitness Room

*All facilities are for the use of Wymberly residents and their guests

*Activities Center may be reserved by residents for private parties or functions

Activities

At Wymberly, there are many activities for the residents to enjoy such as:

- ◆ Card games
- ◆ Ceramics
- ◆ Bingo
- ◆ Golf tournaments
- ◆ Bible study
- ◆ Social Club dinners
- ◆ Darts
- ◆ Monthly Coffee Gatherings

Distance to:

- Walgreens & CVS - .8 mile
 - Eisenhower Army Med. Center/
Fort Gordon – 11.9 miles
 - Doctors Medical Plaza – 3.3 miles
 - Wells Fargo – 1.7 miles
 - South State Bank – 2.5 miles
 - Augusta Mall – 7.2 miles
 - Movie Theatre – 3.6 miles
 - Evans (Shopping)- 2 miles
- *Columbia County Public Transit available



Active 55+ Community

Standards for your Peace of Mind

Our top priority is to provide the best community environment at a reasonable cost to our residents. To achieve this goal, we've established community standards – rules and regulations aimed at encouraging an active lifestyle yet affording a high quality of life and privacy for all our residents. They also ensure well-kept communities offering unmatched beauty and serenity. All of these factors contribute to the high resale value of our homes.

Current residents confirm that the two most important factors influencing their selection of this Sun community, and what continues to bring them peace of mind, are the community standards and the friendliness of our residents. In addition, most of our residents are homeowners – not just renters – and that adds stability, permanence and a sense of pride to the neighborhood. After giving this careful consideration, we hope you'll agree Wymberly is the place to call home.

Buy Home/Lease Land

Buying a home and leasing the land has distinct advantages. As you reach your retirement years, typically your income levels off from your peak earning period, and you must seriously consider methods of leveraging your assets to your best advantage.

Whether your money is from a nest egg saved over the years, profit from wise investments or the sale of your long-time home, is it in your best interest to tie up a substantial portion of it in the purchase of land?

Consider your options. One is to commit a large amount to the purchase of an individual lot, the other is to purchase a less labor-intensive home on leased land and keep your funds available for other purposes.

Land ownership can be an expensive way to live due to high property taxes and maintenance requirements. In addition, it ties up your funds – money you can utilize only by selling the land or taking out an additional mortgage. You need to look at the entire picture – financial, lifestyle and maintenance. Also consider who pays for maintenance, trash pickup, street lights, rubbish removal, and driveway replacement? And will there be professional management on site to help you in the future?

Property ownership is important to some people. Others enjoy the lifestyle advantages offered by a land lease community with protective standards. Evaluate your options - we expect you will find Wymberly to be the right choice.

Answers to the most Commonly Asked Questions

What are the advantages of land lease?

The land lease arrangement allows you to own your own single-family home for true privacy and independence while keeping the funds normally spent on the land purchase available for other purposes. In addition, you have the assurance that community standards will be carefully maintained, you can enjoy the community social and recreational amenities, and you will live in a beautiful country setting only minutes from shopping and medical service and area attractions.

Why should we buy a home and lease the land?

Owning your home has proven benefits and the land lease enables you to enjoy a superior lifestyle and buy a higher quality home at a lower cost. Wymberly does the heavy lifting like storm clean up, lot line shrub trimming, and utility maintenance. You can therefore have the independence of single family home ownership but without the aggravation of owning your own land.

What does the monthly fee include?

The fee covers leasing the home site, use of recreational facilities, rubbish collection, street lighting, land taxes, repair and maintenance of underground utilities, and maintenance of all common areas including roadways.

Can the monthly fee change and by how much?

Yes, the monthly fee increases annually. We keep increases limited to the amount necessary to maintain high community standards and services that our residents demand.

What are fee increases based on?

Increases are based on: the Consumer Price Index (CPI); controllable costs such as maintenance and payroll; and hard-to-control costs such as utility charges, land taxes, rubbish costs and insurance expenses.

Is there a cap on increases?

No, there is neither an upper nor lower cap on fee changes. However, our practice has been to limit increases to only the amount necessary to cover cost increases and maintain a reasonable profit margin.

Can our family and friends stay and visit with us?

Yes, we have no restrictions on guests other than they are required to abide by the same rules as our residents. Many grandparents say "We love to see our grandchildren come and love to see them go home as well." A benefit of our "55 and over" locations!

Are all your rules actually enforced?

Yes. Residents move to Wymberly because of our community standards and the stability good rules create within the community environment. These standards were written based on our experience managing manufactured home communities, and input from past and present residents. It's our obligation to you to ensure that they are enforced.

Are house pets allowed?

We are a pet friendly community and allow two registered "domesticated" pets per household with Management's approval.

How are resale homes sold?

Residents can sell their homes by listing through our Wymberly Sales Office, through an agent, or independently. In the case of an estate, the inheritor(s) may move into the home provided they meet all the applicable entry requirements or may sell the home to another qualified party.

Benefits

We have a rich tradition of providing comfortable living. These benefits pay off for our residents:

- Wymberly has a proven 48 year track record (since 1972) and is a careful and conscientious developer and property manager.
- Enjoy Wymberly's convenient location - just minutes from shopping, medical services, golf and great local attractions.
- Distinctive community entrance and beautiful landscaping.
- Live among others of similar interests and lifestyle appreciation in our designated "55 and over" communities.
- Get involved in community social activities and recreational amenities.
- Own your home.
- Brand new or pre-owned, low-maintenance homes in varying styles.
- Convenient, one-floor living.
- Energy-efficient homes with central heating and air conditioning systems.
- Convert your current home equity into the simple luxuries of a home in a Sun Community. Keep the extra aside for other purposes
- All new homes covered by a warranty.

Testimonials

“We have lived in Wymberly for the past nine months and have loved every minute. The people and facilities are outstanding and we feel very safe all the time. The location of Wymberly is very good for shopping, dining and medical needs. The clubhouse, swimming pool and golf course provide nice activities and places for meeting people and socializing with the many nice folks at Wymberly. A great place to live”

“Living at Wymberly has got to be synonymous as dying and going to heaven, except I am still alive and enjoying it!”

“Wymberly is where it's quiet, beautiful and safe. We are glad we came here 3 years ago where there are lots of great people in the same stage of life as us.”

“We moved to Wymberly for the reason of having a small place to call home, a place we felt safe, while we traveled the USA in our motor home. After 16 years we have continued to stay because of a different reason. Wymberly has provided us the opportunities for fellowship, friendships and activities at our club house; swimming pool, par 3 golf course and 3 fishing ponds. In our opinion Wymberly is the best kept secret in Augusta.”

“Wow! It nearly blows my mind when I think that I almost moved into an apartment. That would have been a great mistake! Since I moved to Wymberly, I have made many new friends that have greatly enhanced the quality of my life and given me something to look forward to every day! I personally enjoy the Bridge Club, morning coffees, dinners and the wonderful fellowship! It's an ideal place to live!”

“I'm grinning...I feel like I'm coming to a resort – and I don't have to check out”