



LEISURE VILLAGE ASSOCIATION, INC.

General Information

Leisure Village is a Planned Unit Development (PUD) of 2136 units. It is Governed by an elected Board of Directors. They set policy, which is carried out by an extensive committee network and a paid staff of over 60. Common areas are owned by the Association, and the Association is owned by the property owners. The Village governing documents include: Covenants Conditions & Restrictions (CC&Rs), By Laws, Articles of Incorporation, and Rules and Regulations.

The Village is an age-restricted Senior Housing Development as defined by State Civil Code 51.3 and the Federal Fair Housing Act.

Construction began in 1973 and was completed in 1984 on these all-electric homes.

The Village is located in Camarillo on the coastal plan mid-way between Los Angeles and Santa Barbara. Blessed with a nearly ideal climate the year round, residents can enjoy a variety of activities within the village. Shopping of all types, including the Camarillo Outlets, is close by. St. John's Pleasant Valley Hospital is only three miles from the village.

A VIBRANT SENIOR COMMUNITY

Recreation Center

There are extensive recreational facilities available to the residents at no additional cost above the monthly Association fees:

- 18-hole, three-par, Golf Course
- Two Tennis Courts
- Two Paddle Tennis Courts
- Swimming Pool
- Tiled Spa
- Four Bocce Courts
- Horseshoes
- Picnic Area with built-in-BBQ
- Shuffleboards Courts
- Billiard Room
- Sewing Room
- Library
- Meeting Rooms (some with Kitchens)
- Woodshop
- Ceramics Shop
- Lapidary Shop
- RV Parking
- Abundant Club & Social Network
- Table Tennis
- Social Hall
- Fitness Center



Residence

There are 2,136 homes consisting of Single Family, Duplex, Triplex and Fourplex homes. We have 26 different Models. Layouts vary from approx. 756 to 2000 square feet. All units are single story. Most floorplans are two bedrooms & two baths, with some that are one bedroom and one bath. Most homes have private garages and patios.



Fees Include the Following Services

- *Unlimited use of all Common Area facilities. No additional charges for Golf, Tennis, Pool, Fitness Center, RV Parking, etc.
- *Exterior maintenance of homes (roof, stucco, paint & landscaping)
- *Spectrum Cable/Internet
- *24 Hour Gate Access/Security
- *All-Risk Insurance
- *Water & Sewer
- *Trash
- *Free Bus Services (operated by the city)
- *Monthly Newsletter