



**when you own your own
Apartment or Mediterranean Villa . . .**

One of the chief advantages of Apartment or Villa living in Sun City is that, for a small monthly consideration, the garden care and exterior building maintenance are the responsibility of others. Thus, you are free to come and go as you please without being concerned about these matters.

Apartment living offers an arrangement whereby you receive a fee simple insured title to your apartment and lot as well as an undivided interest in the common grounds in your unit. You finance separately and are taxed separately. You are not responsible for your neighbor's mortgage payments or property taxes.

A Board of Management composed of residents in each unit shall be formed to manage property business. The Board of Management shall establish an impound fund, collected on a monthly basis, to use to pay property expenses. These expenses shall consist of: **PROPERTY TAXES . . .** These taxes are assessed by the County. They are billed in September and may be paid in two semi-annual installments. The Board of Management shall pay these taxes from the monthly impound fund. **FIRE INSURANCE . .** A blanket fire insurance policy shall cover all apartments in a unit. Contents must be insured by each owner. **EXTERIOR BUILDING MAINTENANCE & GARDEN CARE . . .** These services shall be the responsibility of the Board of Management. **SEWER COSTS . . .** \$4.00 (1 bath), \$5.00 (2 baths) per month. **GARBAGE AND RUBBISH . . .** \$3.00 per month. **WATER COSTS . . .** \$4.50 per month minimum.

YES

■ Besides the complete arts and crafts facilities, all the wonderful recreational facilities in a country club setting are yours to enjoy for only 5¹/₂¢ per day in Sun City.

■ There are over 41 social, cultural, hobby, travel and service organizations in Sun City. All participation is completely voluntary.

■ There are facilities for worship for all faiths.

■ Many single persons live in Sun City.

■ One of the partners must be 50 or more to live in Sun City. People under 18 cannot be permanent residents.

■ You may have pets.

■ Children are welcome as guests or visitors anytime.

■ Many people living in Sun City are fully employed in their jobs, professions or businesses.

■ Rental apartments are always available in Sun City.

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■ There are complete medical services available.

■ One of the most generous medical insurance programs ever designed is available on a voluntary basis. It is underwritten by Continental Casualty Company and is designed to complement Medicare.

■ The electric power and telephone lines are all underground in the new sections of Sun City. The quality sewer and water systems as well as streets, curbs and sidewalks are installed.

■ You hold a deed to your property in Sun City just as you would to private property anywhere.

■ You may sell your property whenever you wish just as you would private property anywhere.

■ Many couples live comfortably in Sun City on incomes of \$375 monthly including house payments.



Del E. Webb

VISION that produced VALUES

Mr. Del E. Webb is the founder and President of Del E. Webb Corporation, one of the largest, most respected and most diversified construction and development companies in the United States. While much of its activity is in the heavy construction field, the company is widely known as a pioneer in the field of adult-resort communities. This circumstance is the result of a characteristic of all gifted men . . . vision. Mr. Webb saw the need for resort-type communities where lively, energetic, resourceful, busy people like himself could live in an environment commensurate with their customary living habits and surroundings while being able to engage in personal interests of their own choosing and, most particularly, to partake in the joy of living on their own terms.

To create such an environment, Mr. Webb took the position that community facilities would have to be complete for even the earliest residents. It would have to have facilities to make it virtually self-sufficient to satisfy its residents. It would have to have complete and diversified shopping facilities, medical facilities and services, a wide range of quality apartments and houses, magnificent recreational and golf facilities and, above all, the community would have to be designed to have a warm, neighborly and attractive atmosphere. We believe the objectives envisioned by Mr. Webb have been realized in Sun City, Florida. Great ideas precede great actions . . . Mr. Webb had the idea.

As a matter of general interest, the Del E. Webb Corporation has built some of the most outstanding buildings and landmarks in America. A few of these are: the new Los Angeles County Art Museum on Wilshire Boulevard, the Angels' baseball stadium in Anaheim, the Texaco Building and the Beverly Hilton on Wilshire Boulevard, the Pabco plant in Newark, New Jersey and the Flintkote plants in Ohio and New Jersey. This partial list of accomplishments in the heavy construction field only highlights the capabilities of the Del E. Webb Corporation.



The magnificent, heated, Riviera-sized swimming pool at the Town Hall.



DEL E. WEBB CORPORATION
COMMUNITY DEVELOPMENT DIVISION
SUN CITY CENTER, FLORIDA 33571



You may play golf on Sun City's championship golf course (annual basis) for 44¢ a round.