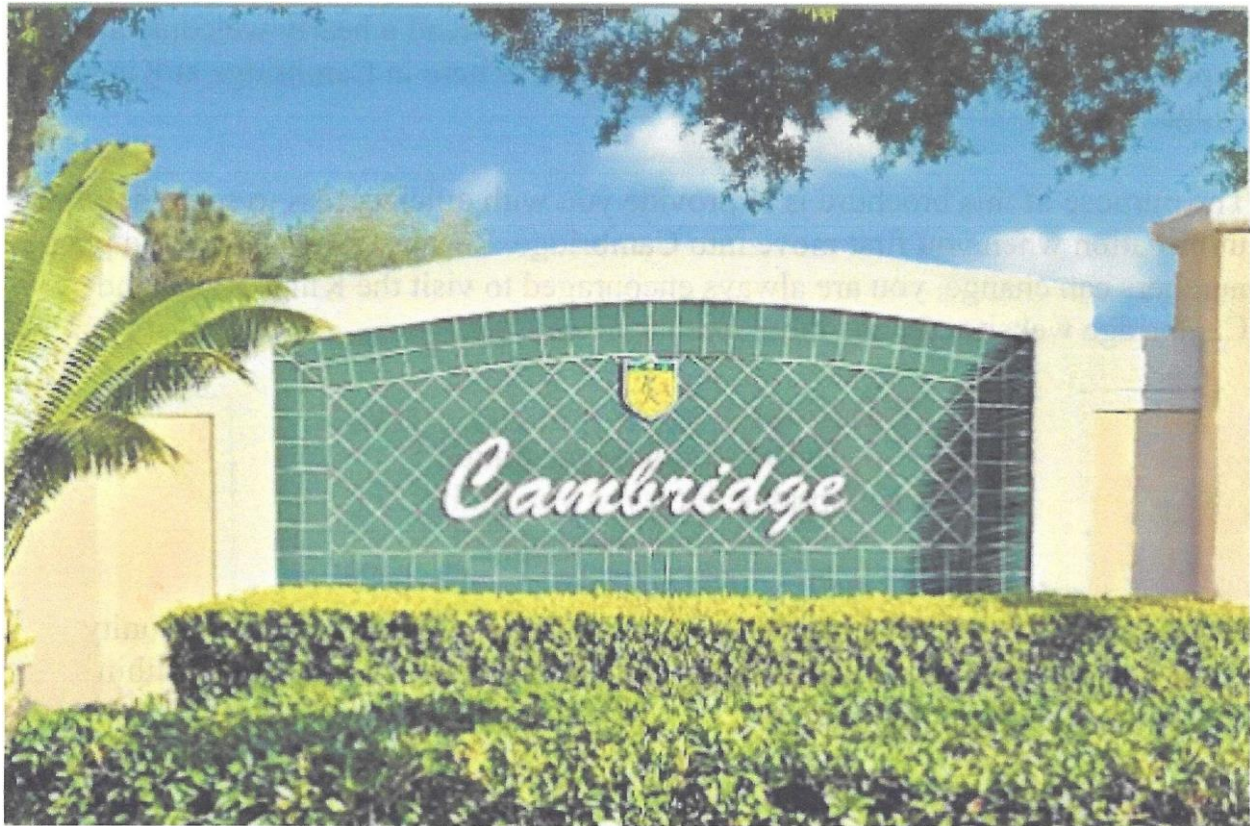


WELCOME TO CAMBRIDGE



CAMBRIDGE AT KINGS RIDGE
HOMEOWNERS ASSOCIATION,
INC.

ORIENTATION

Revised: June 29, 2026

CAMBRIDGE NEIGHBORHOOD

Congratulations on the purchase of your new home! You are now a member of the Cambridge Neighborhood Association.

WELCOME:

On behalf of all Cambridge residents, we want to extend a hearty welcome and express our wishes that you enjoy much happiness here in Cambridge at Kings Ridge.

The purpose of this brochure is to provide you with quick access to some helpful information when you first move into Cambridge. Because information and phone numbers can change, you are always encouraged to visit the Kings Ridge and Cambridge websites for the most recent information.

Kings Ridge: <https://www.kings-ridge.net> (require registration.)

Cambridge: <https://www.cambkr.org> (Registration required.)

Leland: <https://residentsupport@lelandmanagement.com>

Cambridge is one of 15 neighborhoods that make up Kings Ridge Community Association. These 15 neighborhoods make up a total of 2088 homes. Within Cambridge, there are 135 homes.

NAME BADGE:

To use the facilities at Kings Ridge, you will need a Name/Identification Badge. You can obtain your Badge from the Kings Ridge Office located in the main clubhouse.

GATE CARD/TRANSPONDERS:

Residents will need a Gate Card or a Transponder to open the gates. These devices can be purchased at the Kings Ridge Clubhouse Office.

HANDICAP PLACARD FOR GOLFCARTS:

Please see Clubhouse office to obtain handicap placard. You will need to bring in your automobile handicap placard or DMV paperwork indicating you use handicap placard. There may be a small fee for the sticker which doesn't expire until your automobile handicap placard expires.

GENERAL INFORMATION:

Your Association's Board of Directors has retained Leland Management to assist them in managing the affairs of the community. Leland Management phone number is 407-781-1188, email address is residentsupport@lelandmanagement.com.

DOCUMENTS:

You should have received a full set of governing documents (Articles of Incorporation, Bylaws, and Declaration of Covenants, Conditions and Restrictions) from the title company or real estate agent at your closing. If you did not, you may want to contact them and ask for a set. They are obligated to provide these documents. If you have attended a Kings Ridge Clubhouse Orientation, you will have received these documents on a computer disk.

CAMBRIDGE BOARD OF DIRECTORS MEETINGS:

The Board normally meets on the 3rd Monday of each month at 9:30 A.M. at the Clubhouse. All meeting notices are posted on signs at both entrances to the Cambridge Neighborhood, in the Clubhouse, and on the Cambridge website (<https://www.cambkr.org>). All residents are invited and encouraged to attend.

THE CAMBRIDGE BOARD OF DIRECTORS:

President: Karen Peterson – Ph # 919-901-7044
Email: cambridge.karen@gmail.com

Vice-President: Sy Holzman – Ph # 352-243-3817
Email: momcat4769@aol.com

Treasurer: Patti Galluppi -Email: Cambridge.pattig@gmail.com

Secretary: Linda Adkins – Email: LLadkins622@gmail.com

At Large: Rossini Lapena- Email: rossinilapena@gmail.com

The following Committee members are not elected. They join the Committees on a voluntary basis.

NEIGHBORHOOD ARCHITECTURAL REVIEW COMMITTEE (NARC)

Leslie Greenberg – Email: blatzair@verizon.net
Eduardo Ferreira – Email: eduardo@alum.mit.edu

ENTRYWAY DECORATING COMMITTEE

Chairman: Gina Heinz – Email: gina.k.heinz_08@icloud.com
Volunteers: Carole Borak, Elaine Bryant, Leslie Greenberg

ASSESSMENT FEES:

You will have two monthly fees to pay:

1. Kings Ridge Community Association/Clubhouse (Leland Management) - This covers the expenses of running the recreational facilities as well as the common areas throughout Kings Ridge.
2. Cambridge Neighborhood (Leland Management) - This takes care of the obligations of the Cambridge Community including, but not limited to, mowing, fertilizing and irrigation repairs from the valve in front of the homes to the home irrigation heads. After your Title Company sends the proper paperwork to the Leland Corporate Office, your coupons for monthly payments will be mailed to you.

AUTO-PAY:

If you desire, fees can be automatically debited from your checking or savings account. You will be notified by mail of a starting date upon sign-up.

- If fees change at the beginning of the year due to budget issues, you will need to adjust to the new amount to be debited. A new form will not be necessary.
- If you change banks, a new form must be filled out.
- If you are selling your home, Auto-Pay should be canceled.

PAYING ONLINE:

If you wish to set up your Master Association and or your Cambridge payments to be taken out of your checking account regularly, call Leland Management at 407-781-1188. They will walk you through the process of setting up your auto-pay. Leland can also assist you should have any other problem or questions concerning your payments.

SENDING PAYMENTS:

If you are sending your payments by check, please make your check payable to Cambridge Neighborhood Association. Your account number should appear on your coupons. Assessment fees are due by the first day of each month. Late charges and fees are added if payment has not been received by the 15th of the month. For instructions on sending Master Association payments, please call the Leland Management at 407-781-1188.

INSURANCE:

Each Owner is required to obtain and maintain adequate insurance for their Home, which shall insure the property for its full replacement value, with no deductions for depreciation, against loss by fire, flood, if in a flood zone, or other hazards. Such insurance should be sufficient to cover the full replacement value, or for necessary repair or reconstruction work. Each Owner is required to supply proof of insurance to the Cambridge Board of Directors.

CHANGE OF ADDRESS:

If you plan to be away for a length of time, please let a member of the Cambridge Board know how to reach you. This information is important in case of a problem or emergency at your Cambridge home.

ARCHITECTURAL GUIDELINES/ APPLICATIONS (ACC):**You must get approval if you wish to make any changes to the exterior property of your home.**

Two approvals are needed. The first approval is from the Cambridge Neighborhood Architectural Review Committee (NARC) and the second approval is from the Architectural Control Committee (ACC).

The ACC was established while Kings Ridge was still being developed. That committee formulated a set of guidelines that cover any changes to the exterior appearance of your property. Cambridge voted to adopt the ACC guidelines as its own, with no changes being made.

How can I make changes to the exterior of my home/property?

You must fill out and submit an ACC Application for Approval, which can be obtained from the Kings Ridge Clubhouse Office. Complete the application and submit the required documents to the office for further processing.

The Cambridge Neighborhood Architectural Review Committee (**NARC**) will obtain the application from the Office. The NARC will review the application and assist with any additional information or documentation needed to ensure compliance with the guidelines.

The Cambridge NARC reviews and approves or denies ACC Applications prior to submission to Kings Ridge ACC. An application denied at the Community level is considered denied. Approved applications are passed on to Kings Ridge ACC for review and final determination.

The approval process may take several weeks. The Cambridge NARC meets twice each month, one week prior to the Kings Ridge ACC meetings. Kings Ridge ACC meets on the first and third Wednesday each month. All meeting times and dates are posted on the Cambridge website and in the Clubhouse. In the event of an emergency please contact the Cambridge NARC for help in "Fast Tracking" your application.

The Kings Ridge Architectural Control Committee (**ACC**). After the ACC completes its review, it will approve or deny the application. The application will be returned to the Office, and the applicant will be contacted with the result and may obtain a copy of the completed face sheet of the application. If approved, the applicant may then make the requested change(s).

LAND CARE:

For PERSONAL UPKEEP OF LANDSCAPE REFER TO GUIDELINE 4.7

The Neighborhood Association is responsible for all common grounds within Cambridge. It is also responsible for land care for each individual home in the community. DORA Landscaping is currently the contractor providing land care in Cambridge. They are also responsible for irrigation issues from the valve box back to the home.

If you have an irrigation or landscape problem, log onto the Kings Ridge website and complete a work order online (<https://www.Kings-Ridge.net>). For urgent problems call the Kings Ridge Community Association office (352-242-9653) to report the problem. If your work order is not taken care of, or you are not satisfied with the results, please contact a member of the Cambridge Board of Directors.

MAINTENANCE:

WHEREAS, The Kings Ridge Community Association Declaration of Covenants, Article VIII, MAINTENANCE OBLIGATIONS, Section 3, states:

Home sites. Except where otherwise provided in this Community Declaration, each home site and all improvements thereon and appurtenances thereto, shall be maintained in first class condition by the owner thereof, in accordance with the requirements of this Community Declaration, Community Standards, and the Rules and Regulations promulgated from time to time.

Homeowners are expected to maintain appearance for the exterior portion of their property other than those portions of the home site that are to be maintained by the Association.

1. This includes walkways, mailboxes, soffit fascia as well as any outside items.
2. Any area causing undue notice such as mold, mildew, rust staining or other detrimental appearance will be considered a violation.

Cambridge has a bar under the mailbox with the residents' names and where they came from. You are not required to have your information posted but you are required to have the previous owner's information removed. Please do not paint over the previous owner's name. To remove it, please peel it off (using heat will make the job easier). If you do want to have your name and where you are from, you may do it yourself, but you must match the font size and shape to exactly match all of the other homes in the neighborhood.

In Cambridge, under your regular Mailbox, you have a smaller Media Box. The Media Box is where you will find notices, flyers announcing special events and newsletters specific to Cambridge. In addition, you may occasionally find a greeting card from a friend or neighbor.

COMPANY COMING?

First, please be aware that you are always responsible for the conduct of your guests.

Second, please be aware that all guests, including contractors you may have hired to work on your home and repair personnel that you may be expecting to come to your home, must enter through the main gate on Highway 27. It is very important that you notify the gatehouse by telling them who is coming, when they are coming, and how long they will be staying. **NEVER GIVE YOUR GATE PASS TO ANYONE, AND NEVER MEET THEM AT ONE OF THE OTHER GATES TO LET THEM IN.** Violation of this rule could cost you your gate privileges so that you will be required to enter through the gatehouse for a period of time.

NOTE: The GPS will not always direct your visitors to the main gate on Highway 27 if they use your address. Please advise your visitors that they must enter from Highway 27. They may prefer to use Kings Ridge's address at 1800 Kings Ridge Blvd., Clermont, FL.

If your guests have children under the age of 18, they may visit and stay with you for up to 30 days in a calendar year.

Although we ask that you notify the gatehouse at least 24 hours in advance, there will be times, such as a plumbing failure, where the plumber will be at your house very soon. Please do let the gatehouse know, so that they will allow them to enter. You can notify the gatehouse by using the Kings Ridge website, or by calling from your phone. The number to call is 352-242-5008.

Just a reminder, there is NO overnight parking allowed on our roads in Cambridge. Exceptions may be made but must be approved by a Board Member.

LET'S TALK TRASH:

NOTE: No trash of any kind may be put out 24 hours before collection day and empty containers, or uncollected items, must be returned to the inside of the home 24 hours after collection day.

The City of Clermont provides our trash pick-up services. You pay for it each month on your Clermont Utility Bill. More information is available on their website <https://wwwclermontfl.gov>.

Trash collection day is usually every Tuesday from early to late morning. This includes regular garbage and recycled items in their respective, city-provided containers. (Depending on your needs, you may select either the large or the small containers from the city.)

Place the containers at the edge of your driveway (**never on the street or special use lane**) at least four or five feet apart to facilitate mechanical pick-up. Large bulky items, landscape debris, bagged leaves, etc. may be placed on the grass near the edge of the pavement. They will be picked up by a mechanical claw. For big items, like a refrigerator, call the city first.

FiberNow (OPTICALTEL) - CABLE TV/INTERNET/PHONE:

RESIDENT MOVE IN

All televisions must be out of their box(es) and in place prior to an installation. Self-installations - equipment will be delivered 7-10 days from the date the order is placed. Simply call FiberNow at 855-303-4237 for specific Association details.

MOVE OUT

Regardless whether you receive a monthly statement from FiberNow (OpticalTel) or not. Call FiberNow at 855-303-4237 to disconnect and close your FiberNow account for your video, internet and/or phone service.

Any FiberNow equipment is the responsibility of the resident not the Association or Leland management therefore, we request that you call Customer Service at 855-303-4237 to schedule a pickup.

Cambridge Social Events – Please see calendar on website

HELPFUL PHONE NUMBERS:

Police non-emergency	352-343-2101
Kings Ridge Clubhouse Office	352-242-9653
Kings Ridge Gate House	352-242-5008
Kings Ridge Community Association	253-242-9653
Leland Management	407-781-1188
After-hours Irrigation emergency	866-263-3987
FiberNow (OpticalTel Cable TV/Internet/Phone)	855-303-4237
SECO (Electric Co.)	352-357-5600
SECO (To report power outages)	800-732-6141
City of Clermont Trash/Bulk Pick-up	352-241-0178
Streetlights SECO (get pole number from light pole)	352-429-2195

HELPFUL WEBSITES:

Kings Ridge	https://www.kings-ridge.net
Cambridge	https://www.cambkr.org
Leland Management	https: residentsupport@lelandmanagement.com
Opticaltel	https://Opticaltel.com
SECO (Electric Co.)	https://secoenergy.com
City of Clermont	https://www.clermontfl.gov
Register Emergency Contact Info.	https://www.flhsmv.gov
Emergency Management Agency	https://www.floridadisaster.org

Other Amenities:

Kings Ridge offers other Amenities such as 2-workout facilities, many pools, pickleball, tennis, 2-hot tubs & 1-Cold Plunge as well as other amenities. For location of pools & spas and work out facilities are as follows, one at Clubhouse and the other pools are located at North Spa.

Directions to North Spa: Coming from the west on Kings Ridge Blvd. at the 1st stop sign there is a sign pointing to North Spa. (turning left) and follow the signs.

Directions to North Spa: Coming from the east on Kings Ridge Blvd. at the 2nd stop sign there is a sign pointing to North Spa. (turning right) and follow the signs.

Golfing:

The golf course office is located next to Kings Ridge Clubhouse. Their contact information is: Ph (352) 242-4653 Email: Kingsridgegc.com.

Welcome to our community!