



Welcome 303 Wyld Palms Dr., Foley, AL—*where low-maintenance living meets comfort, convenience, and Coastal Alabama charm!*

\$476 Monthly HOA Fee Covers:

- Full access to all community amenities, including:
 - Clubhouse—available to reserve for private parties, celebrations, and gatherings at no additional charge
 - Community swimming pool
 - Exercise room
- Maintenance and upkeep of all community amenities.
- Complete landscaping and lawn care around the homes and units.
- Irrigation system maintenance, management, and water usage.
- Maintenance of the common areas, including the community entrance, private streets, sidewalks, and landscaping.
- Termite bond for the unit.
- Exterior maintenance of the home, including the roof, exterior walls, windows, and sidewalks.
- Homeowners' master insurance coverage for the exterior of the property.
- Trash collection service and the monthly trash bill.
- Residents are responsible only for their personal utilities and an HO-6 "walls-in" insurance policy, if desired or required by their lender.

WATERS EDGE

Realty

- Gas furnace and air-conditioning system replaced in 2024
- Gas water heater replaced in 2024
- Entire interior freshly painted, including walls, ceilings, closets, trim, and doors
- New LVP flooring installed throughout the home
- All-new light fixtures
- New bathroom lighting, fixtures, and accessories
- All appliances currently in the home will convey with the property

This HOA offers truly low-maintenance living, with many of the largest exterior ownership expenses included in one convenient monthly fee.

