

TAMPA BAY GOLF & COUNTRY CLUB

BUYER EDITION

Tampa Bay Golf & Country Club Information Guide

HOMES | GOLF | AMENITIES | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti



PINTES REALTY LLC

Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to Tampa Bay Golf & Country Club

Choosing a home here is about more than bedrooms and square footage. It is about understanding the golf options, neighborhood associations, community facilities, age qualification, social opportunities, and the documents that affect the exact home you are considering.

We created this independent guide to help buyers tour the community with clarity, compare homes thoughtfully, and know which details should be verified before making an offer.



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SellAndBuyInTampa.com

Local Knowledge. Personal Service.

We are local real estate professionals serving the greater Tampa Bay area. We can help compare homes, association structures, golf options, fees, and property-specific documents before you commit.

How to Use This Guide

This guide is organized around the questions prospective buyers ask most often: What is the lifestyle? What golf and amenities are available? How do neighborhood and association obligations vary? And what should be verified before an offer?

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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official publication of Tampa Bay Golf & Country Club, the Tampa Bay Community Association, any neighborhood association, the golf operation, or a management company.

Fees, listings, policies, memberships, operating hours, and services can change.

Tampa Bay Golf & Country Club at a Glance



55+

AGE-QUALIFIED COMMUNITY

Gated

CONTROLLED ACCESS

18 + 9

CHAMPIONSHIP & EXECUTIVE GOLF

18,000 sq. ft.

CLUBHOUSE

6

PICKLEBALL COURTS LISTED

2

PET PARKS LISTED

A golf-centered active-adult lifestyle

Tampa Bay Golf & Country Club presents itself as a gated 55+ residential community centered on golf, recreation, dining, clubs, classes, and neighborhood connections. At least one permanent resident must be age 55 or older.

Two Courses and Practice Facilities



Championship Course

The club describes an 18-hole championship course playing 6,210 yards from the championship tees. Water and out-of-bounds can affect every hole, while multiple tee sets accommodate different skill levels. The front nine is shorter and tighter; the back nine is longer and more open.

Executive Course & Practice

Nine-hole, par-3 executive course for a shorter round or short-game practice. Also listed: putting green, small chipping area, and an aqua driving range with ten hitting stations and floating targets at 75, 100, 150, and 200 yards.

Buyer question to ask

Is golf included, optional, or separately charged for the exact property? Request current membership categories, initiation amounts, annual dues, cart fees, guest rules, and transfer requirements in writing.

Fitness, Recreation & Everyday Social Life



Activity Center

- Fitness center with cardio and strength equipment
- Card room and two regulation billiards tables
- Conference room

Community Center

- Fitness and movement classes
- Cards, crafts, meetings, and a 150-seat auditorium
- Tennis, pickleball, bocce, cornhole, shuffleboard, and a quieter pool

Clubhouse

- 18,000-square-foot clubhouse
- Ballroom, stage, library, card rooms, dining, pub, and lanai
- Resort-style pool with renovated paver deck

Outdoor Lifestyle

- Six pickleball courts listed, including four dedicated permanent courts
- One hard-surface tennis court
- Two fenced dog parks with gazebo areas

Champions Bar & Grill, Pub, Lanai & Events



Champions Bar & Grill is positioned as the community's primary lunch and evening dining venue, with dining-room, pub, and lanai settings. The club website describes chef specials, sports viewing, sunset views, and spaces for casual get-togethers and organized events.

Tour it

- Visit during the hours you would normally use the restaurant
- Ask whether reservations, member charging, minimums, guest limits, or event closures apply

Verify it

- Menus, prices, hours, dress standards, and service schedules can change
- Check current information directly with the club before relying on it

Best lifestyle test

Ask to see a current activity calendar and visit the restaurant, pool deck, courts, and clubhouse during the times you would actually use them.

Compare the Property, Neighborhood & Master Association

The community's real-estate page organizes current listings under several neighborhood names. These names are useful for orientation, but buyers should not assume that every home has the same association, maintenance package, fees, exterior obligations, rental rules, or approval process.

Neighborhood names shown

- Deer Hollow
- Eagles Nest
- Egret Landing
- Heron's Cove

Additional names / forms shown

- Osprey Lakes
- Osprey Lakes II
- Pelican Strand
- Clubhouse Preserve

Three-layer review

For each home, identify: (1) the deed and parcel facts, (2) the neighborhood or sub-association obligations, and (3) the Tampa Bay Community Association obligations.

Ask for current documents

Request estoppels, budgets, reserve information, rules, architectural standards, and any pending or planned assessments for the exact address.

Property-specific details matter

A neighborhood name is not a substitute for recorded documents, current estoppels, association budgets, or a property-specific insurance and maintenance review.

Confirm Eligibility Before Investing Time or Money

Age qualification

The community website states that one permanent resident must be over age 55 to live in the unit. Buyers should obtain the current governing language and application requirements, including how the rule applies to spouses, additional occupants, inherited property, temporary guests, and later changes in household composition.

Sales and leasing

The real-estate page links separate sales and lease guidance and association-specific forms. The exact approval process can depend on the property's neighborhood and association structure.

Documents to request

Master declaration and all amendments; neighborhood declaration, articles, bylaws, rules, and architectural standards; current budgets, financial statements, reserve information, and insurance summaries; estoppel letters; lease restrictions; recent board minutes; and notices of planned projects or assessments.

Do not rely on a web summary

The controlling documents, current estoppels, written association responses, and contract disclosures should govern your decision - not a marketing page or this guide.

What to Observe During Your Visit

Focus	What to check
Arrival & access	Use the main entrance on SR 52 unless instructed otherwise. Observe traffic, gate procedures, visitor processing, and travel time at the hours that matter to you.
Home & lot	Evaluate roof age, HVAC, windows, drainage, flood information, insurance history, lot orientation, golf-ball exposure, road noise, and proximity to facilities.
Lifestyle	Visit the clubhouse, pools, activity center, community center, courts, pet parks, restaurant, and golf facilities. Ask for the current activity calendar.
Association services	Confirm lawn, irrigation, exterior, roof, paint, cable/internet, trash, gate, amenity, and golf responsibilities for that exact address.
Monthly cost	Build a full estimate including mortgage, taxes, insurance, HOA/sub-association dues, golf, utilities, maintenance, reserves, and expected capital projects.

Bring this guide

Take notes as you tour and compare homes by lifestyle fit, association structure, property condition, and total monthly ownership cost - not just price.

A Buyer-Focused Review Sequence

1. Confirm eligibility

Review age qualification and occupancy rules before committing funds.

3. Review documents early

Use the contract review period efficiently; request missing documents immediately.

5. Verify insurance

Obtain property-specific quotes and understand roof, wind, flood, and mitigation requirements.

7. Compare resale history

Review recent comparable sales, time on market, concessions, and the effect of updates, lot position, and association coverage.

2. Complete ownership cost

Separate purchase price from taxes, insurance, all association charges, golf, utilities, and expected repairs.

4. Inspect beyond the house

Consider drainage, roads, gate access, nearby activity areas, golf-course conditions, and association-maintained components.

6. Confirm current charges

Get written amounts for dues, transfer/initiation charges, estoppels, application fees, and special assessments.

8. Preserve flexibility

Use appropriate inspection, financing, appraisal, association-document, and title protections based on your situation.

Before you sign

Confirm property-specific association obligations, current fees, golf access, insurance, title, inspection findings, and any planned or pending assessments in writing.

READY TO EXPLORE?

Make Tampa Bay Golf & Country Club part of your next chapter.



BUYER TOUR CHECKLIST

- Tour the clubhouse, pools, activity center, community center, courts, pet parks, restaurant, and golf facilities.
- Ask for the current activity calendar and current golf/membership information.
- Compare homes by association structure, services, lot position, condition, and total monthly cost.
- Request current HOA/sub-association fees, estoppels, budgets, rules, and governing documents.
- Obtain property-specific insurance quotes and review flood, wind, roof, and mitigation requirements.



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