

Northdale Information for Realtors

The Northdale Civic Association (NCA) is NOT a Homeowner's Association (HOA). It does NOT have mandatory dues. The NCA requests homeowners to pay an annual membership fee which is voluntary. These funds mainly provide dollars for deed restriction enforcement and help cover the cost of maintaining the community website, as well as many family-oriented community events sponsored by the NCA. We ask that you advise all potential home buyers that Northdale is a Deed Restricted community.

The Northdale Civic Association does NOT have lien rights so an estoppel is not needed.

Deed restrictions are enforced throughout the neighborhoods that comprise Northdale. They vary slightly depending on whether the property borders the Northdale Golf Course. Deed restrictions for each neighborhood are available on the community website www.northdale.org.

There is a \$130.00 non-ad valorem assessment on all Northdale homeowner's Hillsborough County property tax bills for the maintenance of the common areas of the community.

The objective of the Northdale Civic Association (NCA) is to protect and promote the best interests of the residents of the area. The NCA accomplishes these goals by:

- Striving for the improvement and betterment of all public facilities and services within the area.**
- Encouraging a better community and civic pride.**
- Fostering goodwill and friendship between and among all the residents of the area.**
- Cooperating with county, town and city officials and with other civic and public organizations for the general welfare of the entire community of Northdale.**