WELCOME HOME

CHAMPIONSGATE

A GUIDE THROUGH
YOUR NEW COMMUNITY



HAPPILY MANAGED BY:

ICON MANAGEMENT

A NOTE FROM MANAGEMENT

Dear ChampionsGate Resident:

We wish to extend a warm welcome to you as a new resident of ChampionsGate. It is my sincere wish that your membership into our beautiful community will bring you immense enjoyment through great experiences. Our Association is very active, and we work hard to maintain an attractive quality of life within the community, as well as protect the value of your home.

Icon Management is responsible for accounts payable, accounts receivable, maintaining the financial records, supervising vendors, assisting in the enforcement of the Rules and Regulations, and general administration.

Icon Management Services has the experience, knowledge and training necessary to operate and maintain your community to the highest standards. Our personnel are here to help make your experience in your new community as enjoyable as possible, as well as preserving and protecting your investment.

The information in this packet is provided to make you feel at home and informed from day one. Included is an Important Information Sheet to help make the adjustment to your new home a seamless transition.

Again, welcome to ChampionsGate. We hope you and your family will enjoy yourselves for many years to come.

If you have any questions or comments, please feel free to contact the Association Management Company, Icon Management Services.

Kindest Regards,

ChampionsGate Management Team
ICON Management Services, Inc.

IMPORTANT RESIDENT INFORMATION

COMMUNITY ASSOCIATION MANAGEMENT

Icon Management Onsite: 407-507-2800 ext. 5
Onsite HOA Office: 1520 Oasis Club Blvd, ChampionsGate FL 33896
Monday through Friday 9a - 4p, extended office hours Tuesday through Friday and Saturday until 8:00 PM *

Jessica Roman, LCAM - JRoman@theiconteam.com
Scarlett Caamano, Admin - SCaamano@theiconteam.com
Priscilla Montanez, Admin - PMontanez@theiconteam.com
*Jose Otero, Community Operational Manager - JOtero@theiconteam.com

ICON Management Services: 239-561-1444
11691 Gateway Blvd, 203, Fort Myers, FL 33913

LENNAR

Customer Care	800-698-1929	www.lennar.com
E-mail: centralfloridacustomercare@lennar.com		

UTILITIES

Water/Sewer:	TOHO Water Authority	407-944-5000	www.tohowater.com
Electric:	Duke Energy	407-629-1010	www.dukeenergy.com
Internet/Telephone/ Cable	Spectrum	833-697-7328	www.spectrum.com

POLICE DEPARTMENT NON-EMERGENCY NUMBERS

Osceola County Sheriff's Office	407-348-1100	(Emergency dial 911)
Davenport Police Department	863-419-3306	(Emergency dial 911)

FIRE DEPARTMENT NON-EMERGENCY NUMBER

Fire Department	863-419-3305	(Emergency dial 911)

CHAMPIONSGATE ENTRY GATES

Managed by Icon Management/Curtis Protective Services 800-551-8368

West Side Gate	1550 Oasis Club Blvd.	407-507-1570
US Highway 27 Gate	46759 Palmetto Dunes	863-438-6702
North Tract Gate	1150 Whistling Straits Blvd.	407-507-5652
Leopard Creek Gate	9025 Leopard Creek Drive	407-507-1538
Bella Cita Gate *	1254 Oasis Club Blvd.	407-479-5357

*ONLY USED FOR RESIDENTS WITH BARCODES, NO GUEST/VENDORS

CURTIS PATROL IS ONLY USED FOR THE RETREAT & COUNTRY CLUB COMMUNITY DAILY 800-551-8368

CLUBHOUSES

Oasis Clubhouse	1520 Oasis Club Blvd.	407-507-2800
Retreat Clubhouse	9035 Leopard Creek Drive	407-787-8020
Plaza Clubhouse: **Country Club Residents only**	8977 Dove Valley Way	407-787-8890

DAVENPORT POST OFFICE

1 South Blvd E, Davenport Fl. 33837 800-275-8777

HOA WEBSITE

Dear ChampionsGate Family,

As a continued effort to provide Iconic service to all of our residents and guests, we have launched our new ChampionsGate website. We hope you find the new website to be easy to navigate, user-friendly, informative, and a useful tool to provide you with all the information you need to make your residency in the community the best in all of Florida.

The new website address is:

CG Master https://icon.cincwebaxis.com/cgmaster

New owners can register 30-days after their closing date

Some of the information you will find on the site includes:

- Upcoming Events – As you know, there's always something happening at ChampionsGate. Get information on events, event registration and more.
- Important Contact Information – All of your important ChampionsGate contacts from emergency to general questions.
- Home Services Information – A complete list of whom to call for what services.
- HOA Documents and Request forms - Download all important documents pertinent to residence at ChampionsGate.

As a resident of ChampionsGate, you will have access to the documents relevant to the community in which you live. You will be given an opportunity to log into the site and create your user profile so that you may access these sections of the site from wherever you are in the world.

We are very proud to manage this Iconic community, and we strive to provide Iconic services to you. Please spend some time getting to know your new website. It's your website, designed to help you enjoy your community to its fullest!

Thank you for calling ChampionsGate home!

FOR OWNERS: WAYS TO PAY

As a homeowner in ChampionsGate, please be aware that there is **three** monthly separate HOA associations associated with your property. We've found that this is not always clearly disclosed during the home-buying process, which can result in missed payments and account delinquencies shortly after closing. To avoid this, please email the appropriate accounting specialist 4–6 weeks after your closing to retrieve your account information and ensure timely payments.

The Three Associations:

1. ChampionsGate Master Association, Managed by: Icon Management
    - Contact: Rafael Lapon Email: RLapon@theiconteam.com Phone: 239-690-4280

*Please note that late & interest fees will automatically incur on or after the 10th of each month, if payment is not received in full.

2. The Oasis Club at Len-South LLC Association, Managed by: True Club Management
    - Contact: Renee Dupuis Email: info@trueclubteam.com Phone: 407-787-8056

3. Sub-Community at ChampionsGate _____
    - (Please contact your sub-community management team directly for this information)

Important: All payments must be made separately, as each association is managed by a different company and bank.

Payment Options for ChampionsGate Master Association Only:

Option 1 – Automatic Payments - Highly Recommended

Set up recurring payments at: http://truist.com/payments

You will need your Bill Pay Number, Unit Number, and Serial Number.

Note: If you set up auto-pay, only your monthly assessment will be automatically debited.

Option 2 – Pay Online

Visit: http://truist.com/payments

You will need your Unit Number, Serial Account Number and Bill Pay Number.

Note: Fees may apply. The Truist HOA payment portal does not display your account balance, so when making a one-time payment, be sure to enter the exact amount you want to pay.

Option 3 – Check by Mail

Mail & make checks payable to: ChampionsGate Master Association
c/o ICON Management Services Florida, LLC
P.O. Box 62807
Orlando, FL 32862-8207

Include your Serial Account Number and Bill Pay Number on the check.

REGISTRATION FORM

Property Address: _____

ChampionsGate, Florida 33896

Name _____

☐ Homeowner ☐ Property Manager ☐ Tenant

Email: _____

Would you like to receive email communication from the ChampionsGate Master Association? ☐ No ☐ Yes

Phone #1: _____ Phone #2: _____

HOMEOWNER

Closing Date: _____

☐ **Please check this box IF** you agree thatall mailed correspondence, including but not limited to association dues statements, notices, and official HOA communications, be sent to the following address instead of the property address onfile

Resident Mailing Address: _____

_____

PROPERTY MANAGER

A PROPERTY MANAGEMENT AGREEMENT IS REQUIRED

Company/Phone Number:

Company Address/Email Address:

_____ _____

_____ _____

☐ **Please check this box IF** Property Management Company is authorized to maintain and provide account statements, payment history, and balance information regarding my association dues.

TENANT

LEASE AGREEMENT IS REQUIRED

Occupants:

Lease Through Dates:

_____ _____ - _____

_____

Please email completed form to:
SCaamano@theiconteam.com
PMontanez@theiconteam.com

Signature: _____ Date: _____

FOR OFFICE USE ONLY

Date Received: _____

BARCODE POLICY AND APPLICATION

Any new or additional barcodes—including for re-sales, replacements, or long-term tenants — **may be purchased for $10.00 each, payable by check or money order only to ChampionsGate Master Association.**

Barcode Decal Benefits:

- Automated entry for personal or rental vehicles at all manned gates
- Access to the resident-only entrance at the Bella Citta Gatehouse
- Entry through unmanned gates for Country Club residents
- No need to check in with the gate attendant

If a barcode sticker is not functioning, please contact the HOA office at 407-507-2800 ext. 5, or reach out to:

- Scarlett Caamano – SCaamano@theiconteam.com
- Priscilla Montanez - PMontanez@theiconteam.com

Important Note:

By signing the barcode request form, you acknowledge responsibility for the correct placement of the decal. If the barcode is not applied properly, you will be required to purchase a replacement.

Last Name _____ First Name_____

Address _____

License Plate # _____ Vehicle State_____

Vehicle Make_____ Vehicle Model_____

Year_____ Vehicle Color_____

Rental Barcode Quantity: _____

Signature _____ Date _____

FOR OFFICE USE ONLY:

Barcode Decal# _____ Barcode Decal# _____

Barcode Decal#_____ Barcode Decal# _____

Payment received: Check/Amount _____ Money Order/Amount: _____ Waived: _____

Entered into CMS: _____ Turned in Old Barcode Decal # _____

Homeowner: _____ Tenant: _____ Property Manager: _____

Date: _____ HOA Team Member: _____

PROXIMITY CARD (KEY FOB) POLICY AND APPLICATION

Any new oradditional key fobs—including for re-sales, replacements, or long-term tenants—may be purchased for **$10.00 each, payable by check or money order only to ChampionsGate Master Association.**

Key Fob Benefits:

- VIP access to the Oasis and Retreat Clubhouses
- 20% discount on all clubhouse transactions
- Homeowner discount on cabana rentals
- Gym access from 5:00 AM to 12:00 AM daily at the Oasis Clubhouse

If a key fob is not functioning, please contact the HOA office at **407-507-2800 ext. 5**, or reach out to:

- Scarlett Caamano – SCaamano@theiconteam.com
- Priscilla Montanez - PMontanez@theiconteam.com

Important Usage Policy:

Proximity cards (key fobs) are issued **only to ChampionsGate residents** and **may not be shared with guests**. Violation of this policy may result in suspension or termination of access privileges. Additionally, residents must be **at least 16 years of age** to access the Oasis Clubhouse and its amenities or be accompanied by an adult. **By signing below**, I agree to indemnify and hold harmless the HOA from any injury or illness related to my use of the Fitness Center. I also acknowledge that the proximity card access system does not guarantee building security. I understand that I am responsible for the correct placement and use of the key fob.

Last Name _____ First Name_____

Address _____

Proximity Card (Key Fob) Quantity _____

Signature _____ Date _____

FOR OFFICE USE ONLY:

Key fob # _____ Key fob # _____ Key fob # _____

Key fob # _____ Key fob # _____ Key fob # _____

Payment received: Check/Amount _____ Money Order/Amount: _____ Waived: _____

Entered into CMS: _____ Turned in Old Key fob # _____

Homeowner: _____ Tenant: _____ Property Manager: _____

Date: _____ HOA Team Member: _____

HOW TO AUTHORIZE YOUR GUESTS FOR GATE ACCESS

1. INTERNET (The easiest and preferred method)
   a. Use your computer ... or your Apple or Android device
      i. Download Gateaccess.net from your device's app store (it's free!) ... and it will remember your login information so you don't have to enter it each time (APP: ABDI GateAccess)
   b. Go to www.gateaccess.net
   c. Select Community Code CG from the drop-down list
   d. Enter your Username and Password
      i. Username = _____ (you have an option to change it)
      ii. Password= your Security Code (PIN) listed below (you have an option to change it)
   e. Click Login
   f. Click on the Guest List tab
      i. Add your visitor's name ... along with the beginning and end date of their visit; leave the end date blank for 'permanent guests'
      ii. Be sure to click 'UPDATE' on the right at the bottom of the list
      iii. Please 'scrub' your list by deleting old entries that no longer apply as needed
   g. There is a full tutorial on the system available on our website as well
2. VOICE MESSAGE (Dial 863-438-6999)
   a. Enter your Security Code (PIN) if asked
   b. Follow prompts. DO NOT hang up until told to do so or your authorization will not be recorded. You can authorize a guest for:
      i. Today (press 1)
      ii. Tomorrow (press 2)
      iii. Today and Tomorrow (press 3)
      iv. Any beginning and end date you want (press4)

Property Address: _____ ChampionsGate. FL 33896

GATEACCESS.NET LOGIN INFORMATION:

My GateAccess.net Community Code: CG

Username: _____

Password: _____

Forgot your Username, Password, or Community Code?
Send an email to SCaamano@theiconteam.com &
PMontanez@theiconteam.com
Please include your name, phone number and property address.

ICON AFTER-HOURS SERVICE LINE

AFTER-HOURS SERVICE LINE

Step 1:
Call ICON's After-Hours Service Line at 239-561-1444 and follow instructions for non-medical, "Community/Club-Related Emergencies" (it will prompt you to Press 1).

Step 2:
Prompt will forward your call to an ICON Dispatcher who will take your name/phone number/community name/address and dispatch the emergency to the Community/Club Manager for him/her to call you back.

Step 3:
If the Manager is not available, the Service Line Operator will escalate your call to the Manager's assigned back-up or to the Community/Club Manager's Supervisor.

Step 4:
In addition to calling the Service Line, please feel free to email the Manager (all emails are forwarded to his/her cell phone).

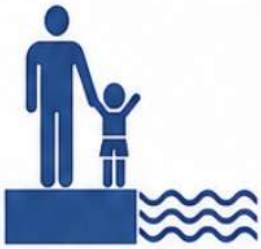
**Calls for Non-Emergency situations will not be forwarded and will be delivered to the Manager on the next business day.

FOR MEDICAL EMERGENCIES: DIAL 911

IMPORTANT

POOL SAFETY

ATTENTION



WATCH YOUR CHILDREN



PLEASE EXERCISE EXTREME CAUTION AROUND ALL POOLS AND WATER FEATURES, ESPECIALLY WITH YOUNG CHILDREN.



CHILDREN SHOULD NEVER BE LEFT UNATTENDED IN OR NEAR WATER EVEN FOR A MINUTE.



CONSTANT ADULT SUPERVISION IS THE MOST EFFECTIVE WAY TO PREVENT DROWNING.



IN CASE OF EMERGENCY

CALL 911

FOLLOWED BY CURTIS ON

1-800-551-8368



WHO HAVE OSHA TRAINED OFFICERS ON-SITE COVERING ADVANCED FIRST AID AND RESUSITATION.

CHAMPIONS GATE

RESIDENT INFORMATION GUIDE

COMMUNITIES • ASSOCIATIONS • CONTACTS • DUES



ALL CHAMPIONS GATE RESIDENTS PAY THREE (3) MONTHLY HOA ASSESSMENTS

1. **ChampionsGate Master Association** (Managed by ICON)
2. **Oasis Association** (Managed by True Club Management)
3. **Your Sub-Community Association** (Country Club, Champions Club, Retreat or Condominium 1-4)

CHAMPIONSGATE MASTER ASSOCIATION

Managed by ICON Management Services

For any informations with the ChampionsGate Master homeowner's website, gate access, gate attendants, gate houses, common area (Dog park, Sports Courts: Tennis & Pickleball), registering residents, updating contact information or anything regarding the ChampionsGate Master Association, please reach out to:

Scarlett Caamano - SCaamano@theiconteam.com
Priscilla Montanez - PMontanez@theiconteam.com

For information regarding the Capital Contribution and any other fees for the ChampionsGate Master's association, please contact: estoppels@theiconteam.com

407-507-2800 ext. 5

On-site HOA Office, Oasis Clubhouse
1520 Oasis Club Blvd, ChampionsGate, FL 33896

Monday – Friday, 9:00 a.m. – 4:00 p.m.

Register on the homeowner's website:
https://icon.cincwebaxis.com/cgmaster

2026 MASTER HOA DUES

Country Club & Retreat	$119.00
Champions Club	$158.00
Condo 1-4	$159.00

If enrolled in ACH with Truist, no action is needed. If you use your bank's bill pay service, please update the payment amount.

Mail Payments To:
ChampionsGate Master Association Inc.
c/o ICON Management Services Florida, LLC
PO Box 62807, Orlando, FL 32862-8207

Include your Serial Account Number and Bill Pay Number on the memo line.

OASIS ASSOCIATION

Managed by True Club Management

OASIS CLUB at ChampionsGate

If you have not received your coupon booklet, request information regarding Oasis dues, denied access to the Oasis or Retreat clubhouse, or an estoppel request, please contact:

407-787-8056 | 407-787-8053 | 407-787-8057
RDupuis@trueclubteam.com
6675 Westwood Blvd, Suite 100, Orlando, FL 32821

2026 OASIS HOA DUES

Country Club & Champions Club	$136.79
Retreat & CG Condo 1-4	$158.29

For Oasis Clubhouse questions, contact Regional Director of Clubhouse:
JHolycross@trueclubteam.com

For Retreat Clubhouse questions, contact General Manager Fred:
FJohnson@trueclubteam.com

Mail Payments To:
The Oasis Club at LEN-CG South, LLC
PO Box 748679, Atlanta, GA 30374-8679
Website: https://www.oasisclubcg.com/

CHAMPIONSGATE CONDOMINIUM 2 – 4 ASSOCIATION

Managed by ICON Management Services

For landscaping, trash, ARC requests, roof/stucco repairs, Condominium website, Condominium Questionnaires, registering residents, updating contact information or anything within the above association, please reach out to:

Erika Sheehan (CAM) - ESheehan@theiconteam.com
Brianna Flores (Assistant) - BFlores@theiconteam.com

407-536-7946

2026 HOA DUES

CG Condo 2	$359.00
CG Condo 3	$364.00
CG Condo 4	$367.00

Lease Restrictions:
- Condo 2: Short-term rentals only (3–30 days) per family, per year.
- Condo 3–4: Short-term and long-term rentals are permitted.
- Condo 2: https://icon.cincwebaxis.com/cgcondo2
- Condo 3: https://icon.cincwebaxis.com/cgcondo3
- Condo 4: https://icon.cincwebaxis.com/cgcondo4

For information regarding the Capital Contribution and any other fees for the Condo 2 – 4 associations, please contact: estoppels@theiconteam.com

For 2025/2026 monthly assessments ONLY, contact:
Selena Urena (Accounts Receivable) | SUrena@theiconteam.com
239-561-1444 / 239-690-4292

CHAMPIONSGATE CONDOMINIUM 1 ASSOCIATION

Managed by FirstService Residential Management

For landscaping, trash, ARC requests, roof/stucco repairs, Condominium website, questionnaires, registering residents, updating contact information, or an estoppel request, please contact:

Brittany Martinez (CAM) - Brittany.Martinez@fsresidential.com

407-653-8109

2026 HOA DUES

CG Condo 1	$302.00

Lease Restrictions:
Condo 1: Short-term rentals only (1–30 days) per family, per year.

Website: https://championsgatecondo.connectresident.com/

RETREAT AT CHAMPIONSGATE ASSOCIATION

Managed by Castle Group.

For landscaping, trash, Spectrum, mailboxes, ARC requests, HOA website, common areas, parking rules, Curtis Security, estoppel requests, monthly dues, registering residents, updating contact information or any questions:

manager@retreatcg.com | admin@retreatcg.com | office@retreatcg.com
407-232-6109 | 407-232-6145 | 407-218-4003 | 800-337-5850
On-site office: 1025 Whistling Straits Blvd, ChampionsGate, FL 33896
Curtis roaming patrol assistance: **800-551-8368**
For trash issues: trash@retreatcg.com (include property address)

Website: https://www.retreatcg.com | **Guest Info:** www.retreatcg.com/guestinformation

2026 HOA DUES

Townhomes	$402
50s SFH	$345
40s SFH	$343

Payment Link:
https://www.castlegroup.com/resident-center/

CHAMPIONS CLUB CONDOMINIUM ASSOCIATION

Managed by First Service Residential Management

For Spectrum, trash services, mailboxes, ARC requests, website, parking rules, towing, exterior roofing/stucco, estoppel requests, condominium questionnaires, registering residents, leasing restrictions or any questions:

Tisha Henry (CAM) - Tisha.Henry@fsresidential.com

407-653-8138 / 866-378-1099

Website: https://championsclubcondo.connectresident.com/

2026 HOA DUES

$382.12

COUNTRY CLUB ASSOCIATION

Managed by First Service Residential Management

For Spectrum, trash services, ARC requests, homeowner's website, exterior roofing/stucco, mailboxes, estoppel requests, street parking rules, Curtis Security, registering residents, updating contact information, golf course/The Plata information or any questions:

407-787-8890 / 8891
countryclubinfo.FL@fsresidential.com
8977 Dove Valley Way, ChampionsGate, FL 33896
Website: www.championsgatecountryclub.com
Curtis roaming patrol assistance: **800-551-8368**

2026 HOA DUES
(Includes $75.00 Food Payment)

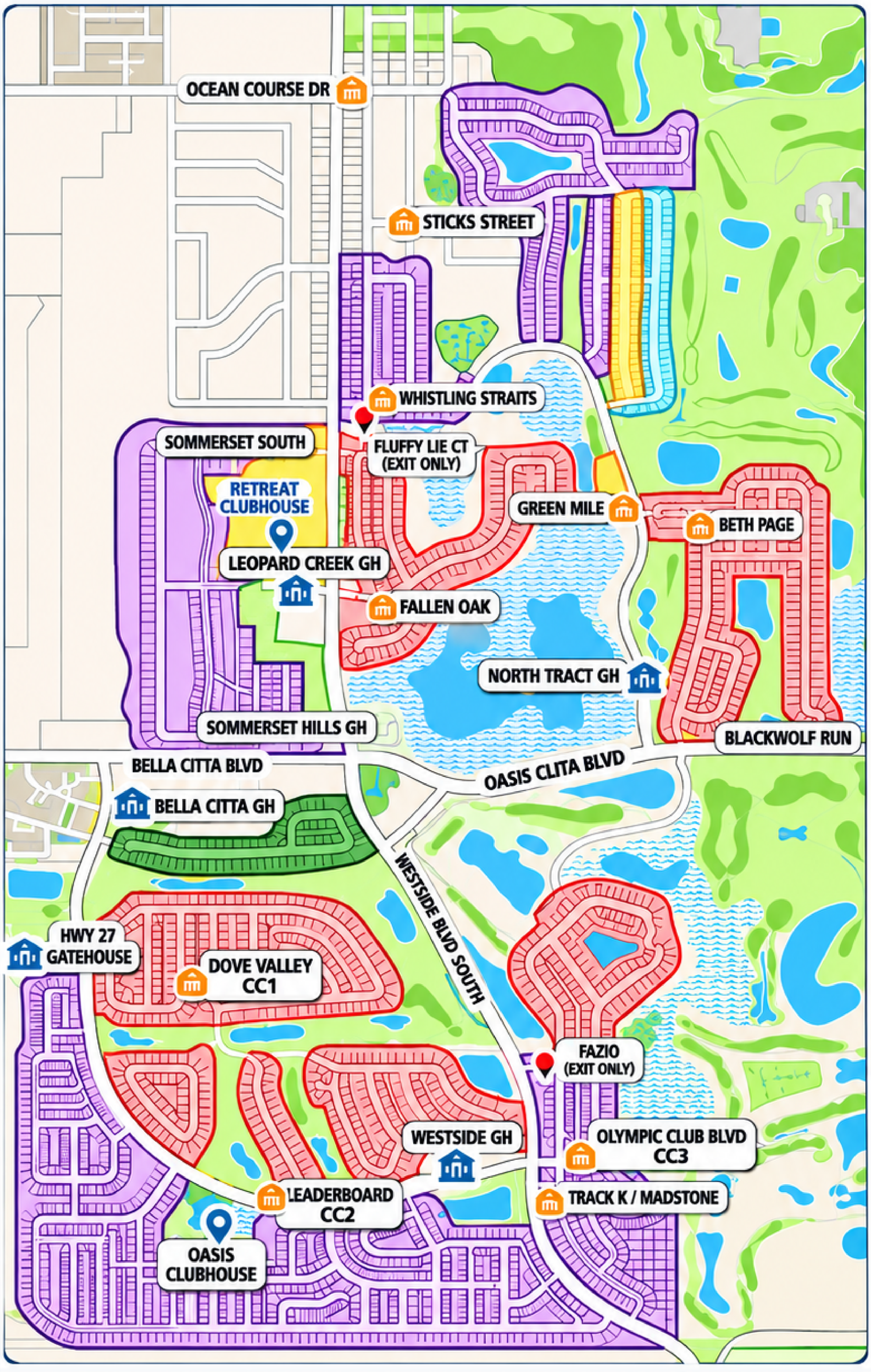
40' LOTS	$621.00	50' LOTS	80' LOTS
60' LOTS	$642.00	$642.00	$682.00

Villas $696.00

Revised: 11.13.26

CHAMPIONSGATE
MASTER ASSOCIATION

COMMUNITY ASSOCIATION MAP



SUB-ASSOCIATIONS (7 TOTAL)

- **Champions Club** (168 Homes)
- **Country Club** (937 Homes)
- **Condos 4** (60 Units)
- **Condos 3** (60 Units)
- **Condos 2** (60 Units)
- **Condos 1** (80 Units)
- **The Retreat** (1,732 Homes)

MANNED GATEHOUSES (5 TOTAL) (24/7)

- Hwy 27 Gatehouse
- Westside Gatehouse
- North Tract Gatehouse
- Leopard Creek Gatehouse
- Bella Citta Gatehouse

UNMANNED GATES (10 TOTAL)

- Dove Valley
- Leaderboard
- Olympic Club
- Tract K
- Fallen Oak
- Green Mile
- Beth Page
- Whistling Straits
- Sticks Street
- Ocean Course

CLUBHOUSES

- Oasis Clubhouse
- Retreat Clubhouse

N
W E
S

CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS

The undersigned, being an Owner or the Voting Member for Address _____ in **ChampionsGate Master Association, Inc.** pursuant to Florida Statutes, hereby consent(s) in writing to:

(Please place a check mark or x in the box or boxes below for which you are giving consent. You may consent to electric voting, receiving electronic notice or both).

l. _____ **ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by e-mail sent to the Foundation), I/we consent to voting electronically at meetings and elections for **ChampionsGate Master Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"). I/we designate the following email address for electronic voting purposes:

Email Address: _____

I/We further understand and agree that, in order to use a different e-mail address for casting votes electronically, I/we must notify the Foundation in writing of the change of e-mail address prior to the meeting or election in which the Owner wishes to vote by electronic means.

2. _____ **ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of **ChampionsGate Master Association, Inc.** I/we designate the following email address for electronic voting purposes *(you may write "same as above" or provide a different address for electronic notice purposes):*

Email Address: _____

The undersigned understands that mailed/paper notice may not be provided to the Owners unless the Owners have rescinded their consent to receive electronic notice of meetings. Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Foundation.

All Owners of the Lot or eligible voter please print name, affix date and sign below.

Signature: _____ **Signature:** _____

Print Name: _____ Print Name: _____

Date: _____ Date: _____