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Office  
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## HOMES FOR SALE

STREET	Lot #	OWNER	TYPE	DESCRIPTION	PRICE and PHONE #
3 <sup>rd</sup>	53	Metzel	Single with additions	Two bedroom / one bath home with patio Has been redone inside: walls, electric, kitchen and bath. Pictures on Zillow.	\$110,000 <i>Price reduced!</i> Brenda 518-423-8668 or Tom 518-423-8885

To find out more about a home for sale, please contact the telephone number in the listing.

**One owner must be at least 55 years of age - Owner Occupied Only**

**NO RENTALS - NO MOTORCYCLES - NO DOGS**

*If the above rules are met, there is additional information available during office hours:*

Office hours Monday - Friday 9:00 a.m. to 1 p.m. - Application available in office or on-line.

**Amenities:** heated pool, shuffleboard courts, fitness room,  
marina, riverside park with chairs and gazebo,  
lending library with books and puzzles, cards, marbles, mahjong,  
ceramics, crafts, and a clubhouse for parties, potlucks, music and more!

*See reverse side of page for additional information about Riverland, Inc.*

# RIVERLAND MOBILE HOME PARK



Riverland, Inc. is a cooperative community consisting of 188 units where a shareholder has a proprietary lease on the lot and owns the home. Each Shareholder holds 4.25532 shares of Riverland, Inc., and is therefore, both a business shareholder and a homeowner. As such, every Shareholder is encouraged to be involved in the success of the business through keeping up their home, being mindful of conservation and recycling, participating in service, and volunteering in ways that benefit the community.

Riverland, Inc. is an approved mobile home community for persons 55 years of age and older. All applicants are screened, and proof of age is required. Children under eighteen are welcome for visits only; no dogs are allowed.

The Riverland, Inc. office does not act as an agent in the selling of any home. However, as a convenience to our residents, a non-inclusive list of properties for sale is maintained in the office. The Shareholder sells the homes privately, and all financial arrangements are made directly with the owner. **Before closing on any home purchase, prospective Shareholders must complete an application, a background check, and be approved by both an interview committee and the Board of Directors.**

The members on the Board of Directors are Shareholders of the park. The Board is elected on staggered two-year terms at the annual meeting of Shareholders. To be an eligible candidate for the Board, one must be at least a one-year resident of Riverland and should have served in the community in some capacity. There are many committees and groups in which to become involved.

The current maintenance fee is \$285.00 a month, collected by ACH (Automated Clearing House). The maintenance fee covers water and sewer, basic cable, lawn care, recycling, garbage collection and payment for a loan on the property. Also included is the maintenance of the common property, such as the clubhouse, swimming pool, shuffleboard courts, health club and the marina. And, finally, Riverland has two employees, Maintenance and Office Manager, who are paid from the monthly fee.

Riverland, Inc. has a private marina with boat slips available by assignment to Shareholders only. Proof of registration and insurance is required initially and must be kept current. The monthly assessment fee is based on the length of the boat. Regular slip (under 23') is \$2.00 per foot plus sales tax (6.5%). The monthly premium slip (23' to 28' maximum) is \$2.75 per foot plus sales tax (6.5%). The marina is located on the South Fork of the St. Lucie River and has access to the ocean & intercostal waterway. Boat trailer storage for marina users available at no additional fee.