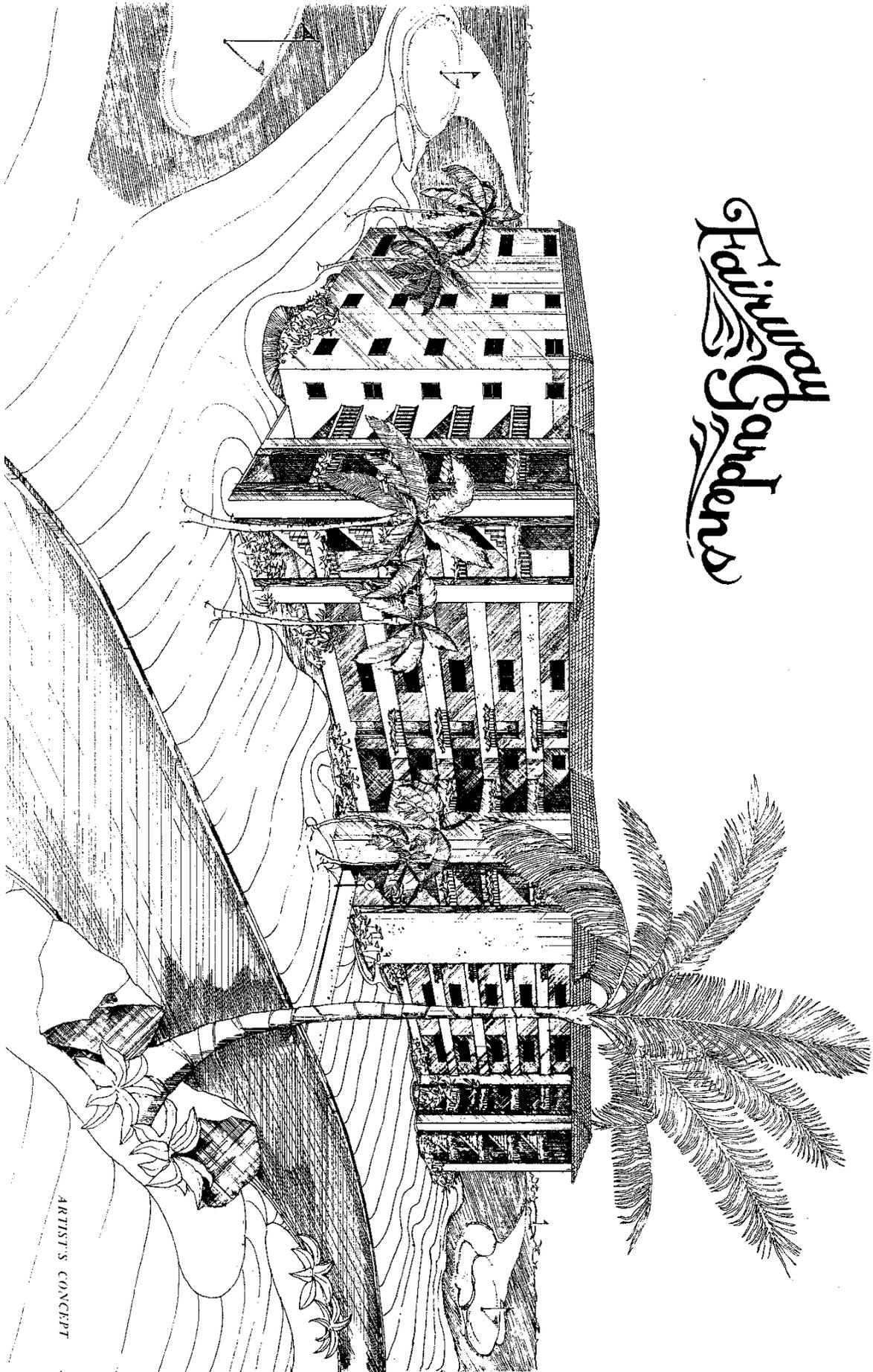
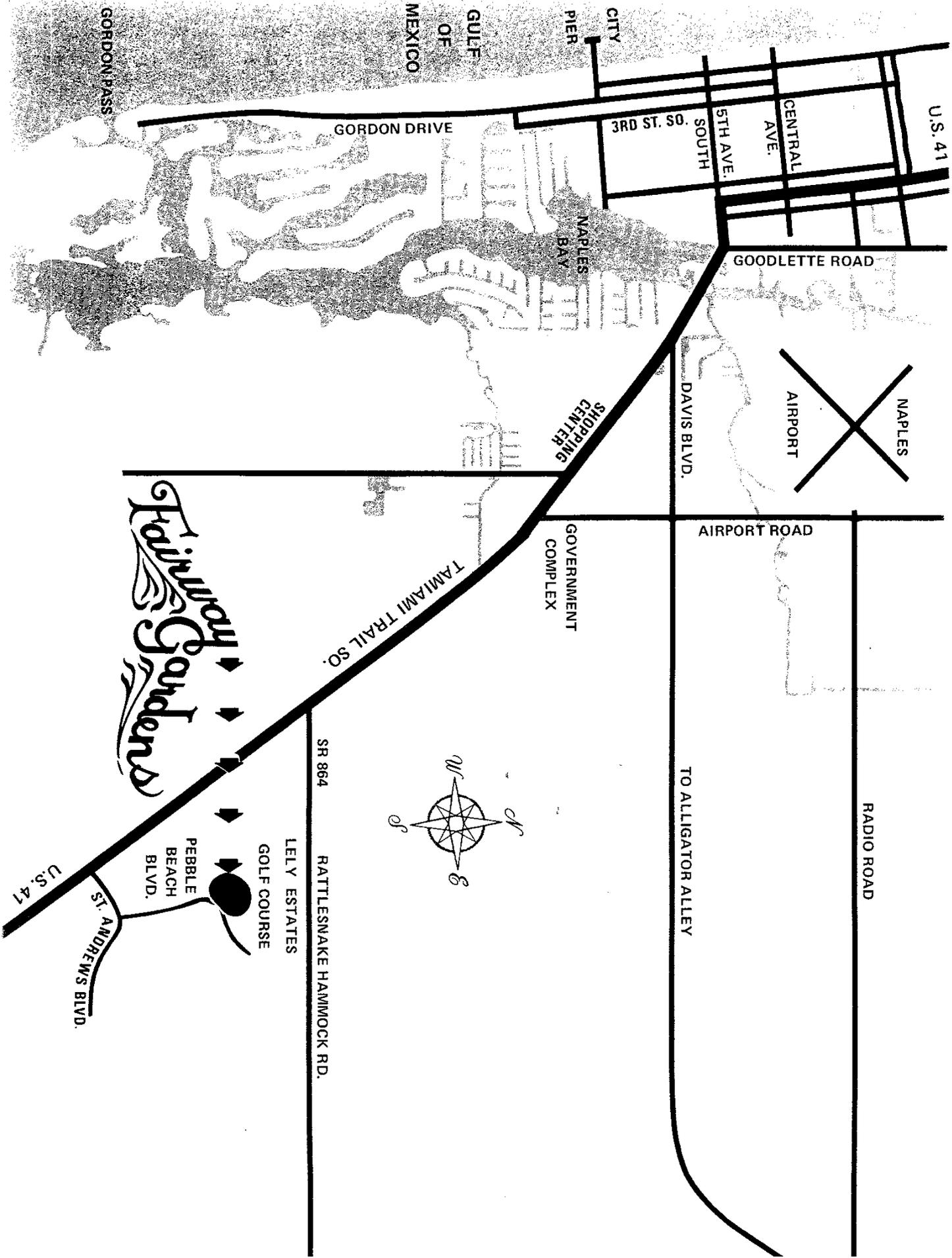


Fairway Gardens



ARTIST'S CONCEPT



Fairway Gardens

PEBBLE BEACH GOLF COURSE

LELY ESTATES

RATTLESNAKE HAMMOCK RD.

SR 864



GORDON PASS

GULF OF MEXICO

GORDON DRIVE

CITY PIER

3RD ST. SO.

5TH AVE. SOUTH

CENTRAL AVE.

U.S. 41

GOODLETTE ROAD

SHOPPING CENTER

DAVIS BLVD.

AIRPORT

NAPLES

GOVERNMENT COMPLEX

AIRPORT ROAD

TAMIAMI TRAIL SO.

TO ALLIGATOR ALLEY

RADIO ROAD

U.S. 41

ST. ANDREWS BLVD.

THE LOVELY GREENS AND FAIRWAYS OF THE LELY HIBISCUS COURSE BECOME YOUR "WINDOW GARDENS" AT *Fairway Gardens* CONDOMINIUMS!

TIME LOCATION...

If estate experts will tell you that the most important factor in determining the value of property is LOCATION, and you have one of the finest in the Naples area at Lely Golf Estates! Here is suburban living at its best, surrounded by the GARDENS of the verdant Lely Golf Course, and yet, downtown Naples, the Gulf of Mexico Beaches and Shopping Centers are but a short distance from your doorstep.

Perhaps of more importance to you is the fact that here is the opportunity to share a leisurely lifestyle with neighbors of similar interests and backgrounds. It's COUNTRY LIVING with all of the amenities of today's most modern conveniences.

REMEMENDOUS TENNIS...

Lely Tennis Club is virtually walking distance from Fairway Gardens. The Club features 6 Fast-Dry courts, 4 of which are lighted for evening play. There is also a completely stocked Pro Shop and a practice wall. Members of the Tennis Club are also automatically entitled to Social Membership in the Hibiscus Country Club, Lounge and Bar. The following Annual Rates apply (1979, subject to change):

- Family, \$192 Initiation and \$35 Monthly Dues; Double, \$144 and \$25 Monthly; Singles, \$80 Initiation and \$20 Dues. Guests are welcome!

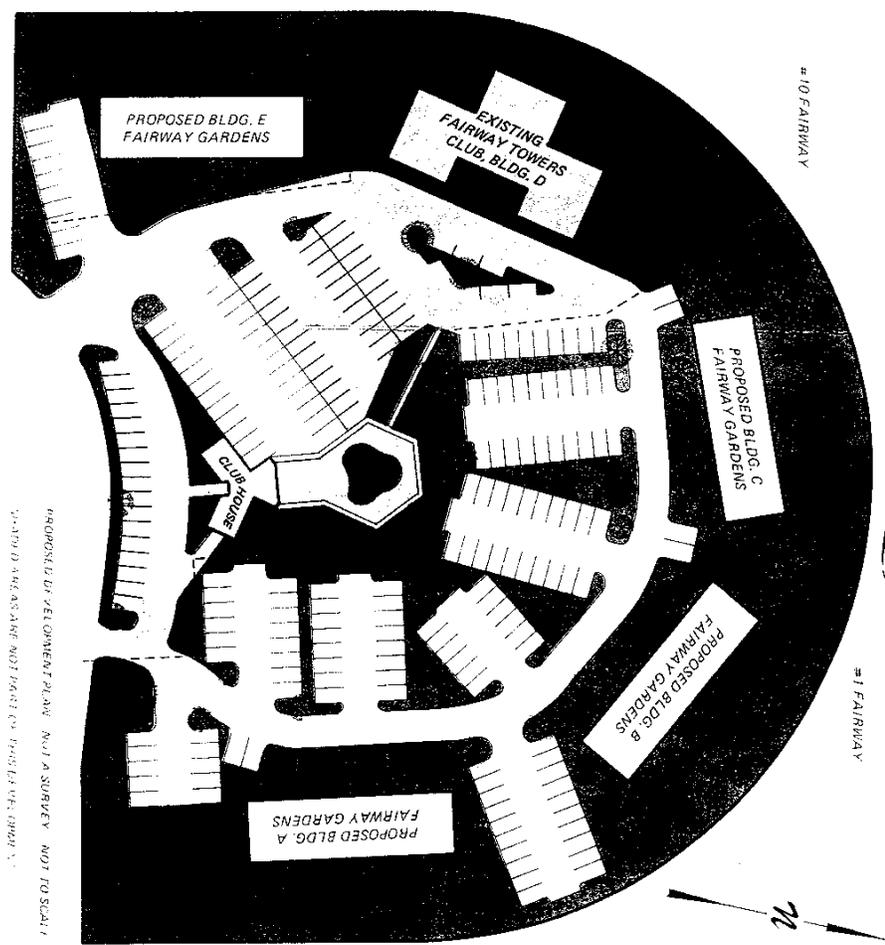
REAT GOLFING...

Just Years Ago Naples was the first stop on the National LPGA Tour. The Par 72 Lely Hibiscus Course was the scene as the great names of professional golf fought for their first season victory. Today, you and your friends can walk in their footsteps as residents of Fairway Gardens and members of the Hibiscus Country Club. The course is a lovely 6,400 yards of greenery curving around the Fairway Gardens development. Annual Family Membership is \$700, a Single is \$750. (These are 1979 rates, subject to increase.) Those who prefer more privacy, the Royal Palm Country Club is just down the road from Fairway Gardens and adjacent to the Hibiscus links. Initiation is \$5,000 with \$900 Annual Dues and \$300 to Minimum. (These are 1979 rates, subject to increase.) Social Memberships are also available for \$250 which affords Lounge and Bar privileges.

LAND RENT...

Shown on the development plan, there are 4 Sites upon which condominium buildings are built or are proposed to be built, including Fairway Towers Club, Bldg. D

Fairway Gardens Buildings A, B, C and E are separate condominiums each covering the parking and other areas surrounding these buildings. Each building is responsible for the maintenance of its separate facilities through the Association and own their interests in the subject. See the Prospectus for complete details.



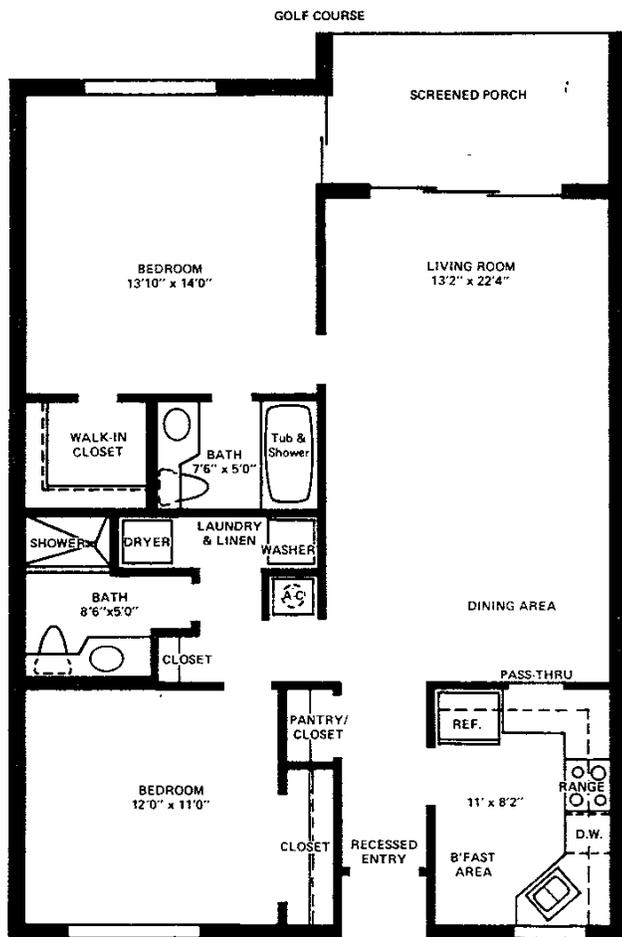
PROPOSED DEVELOPMENT PLAN. NOT A SURVEY. NOT TO SCALE.
 SHOWN AREAS ARE NOT PART OF THE LELY GOLF COURSE.

EXCELLENT SERVICES...

Fairway Gardens apartment residences are served by CITY WATER, CENTRAL SEWER SYSTEM, and all underground utilities including CABLE TV. The Collier County Sheriff's Department headquarters is only 2 miles from the development as is the Fire Department. Located near the County Courthouse and Government Center.

Fairway Gardens

TWO BEDROOM, TWO BATH
1150 square feet including screened porch



← TO STORAGE ANNEX

All dimensions approximate. Minor changes may be made as deemed necessary by the architect. Apartments may vary slightly because of column dimensions.

*Covered parking optional at extra cost.

Basic Price includes:

- Wall-to-wall carpeting in living room, dining area, bedrooms and baths.
- No-wax vinyl kitchen and laundry floors.
- Individual air-conditioning and heating.
- Ceramic tile bathroom, tub/shower recess.
- Laundry area with full-size washer & dryer.
- Kitchen breakfast area.
- Frost-free refrigerator, freezer & ice-dispenser door.
- Automatic dishwasher.
- Self-cleaning oven and range.
- Food waste disposer.
- Mica counter tops and cabinets.
- Pre-wiring for 2 telephone outlets.
- Pre-wiring for Cable TV.
- Stall shower with tempered glass door.
- Entry door with security viewer.
- Elevator to each floor.
- Individual storage annex.
- City water and central sewer system.
- * Reserved parking space and guest parking.
- Landscaped grounds.
- Underground wiring throughout community.
- Private access roads.