



Frequently Asked Questions about Life in Harmony

HARMONY – THE COMMUNITY

What is Harmony?

Harmony is an environmentally intelligent community surrounded by walkable parks and 7,700 acres of Central Florida natural preserves. A town that captures the beauty of Old Florida while offering the strong cultural foundation to live harmoniously and securely in the 21st century. Much more than merely a planned community, shaped with purpose from the start, Harmony is a town consciously designed to offer beauty and amenities in balance with nature.

Where is Harmony?

Harmony is located in east Osceola County on U. S. Highway 192 between Melbourne Beach and the Walt Disney World® Resort.

How big is the site?

Harmony occupies land totaling over 11,000 acres.

How many homes will be located in Harmony?

When completed, Harmony will have no more than 7,200 single-family homes, custom homes and town-home units.

When will Harmony be completed?

Home construction is expected to span 10 - 15 years.

How many people will live there?

When the community is completed, the total number of residents will be approximately 18,000. Currently, there are 825 residents.

Does the community have its own schools?

Yes. Harmony residents are able to walk to school (K – 12). Harmony High School opened in 2004 and caters to grades 9 – 12. An annexed elementary school, Hickory Tree Elementary, currently serves grades K-8 and a brand new elementary will be opening in August 2008.

What about fire and police protection?

Osceola County provides fire and police protection. Groundbreaking for a new fire station will take place in 2007.

HARMONY – THE HOMES

Who are Harmony's approved builders?

DR Horton, Inland Homes, Distinctive Homes, MWA Builders, Robertson Homes, and Wetherington Builders.

Are Harmony's homes energy efficient?

All homes built in Harmony are and will be Energy Star® homes. Energy Star homes are independently certified as energy efficient and use 10 percent less energy than other homes. Harmony was the first community of its size to pledge a commitment to the Energy Star program.

What are the home price ranges?

Harmony is an inclusive community with homes that range broadly in price. Currently, town-homes start around \$180,000. Semi-custom homes start in the \$300,000 and custom homes start around \$600,000.

What's the architecture like?

There are an interesting range of architectural styles. The majority of homes are traditional style, homes with broad front porches, and design connections to earlier times.

HARMONY – THE AMENITIES

Is boating available at Harmony?

Harmony is designed around two 500-acre, sandy-bottom private lakes, Buck Lake and Cat Lake. Kayaking, sail-boating and canoeing are available on the lakes, however, in keeping with the environmental spirit of Harmony, internal combustion engine-powered boats are not allowed. Harmony has a dock-master on staff and offers its residents use of several solar and electric powered boats.

How's the fishing?

The two 500-acre private lakes provide some of the best fresh water fishing in the state of Florida. The first Friday of each month residents gather for a free fishing derby.

Is Harmony pet-friendly?

Yes. Harmony offers several pet parks as well as a dog washing area. Pets are truly considered part of the Harmony family.

Will businesses operate in Harmony?

Harmony plans to include retail, commercial and industrial areas within a designated Town Center. A Town Square Park is currently opened for community events, which includes an outdoor amphitheatre.

HARMONY – THE ENVIRONMENT

How much of Harmony's land will be developed?

Seventy percent of Harmony's 11,000 acres has been set aside and carefully kept as protected land. Portions of this land may be enjoyed by Harmony residents as it provides habitat for wildlife. Additionally, the town of Harmony has a full-time conservation director on staff to ensure careful management of all habitats.

Can I buy a home on one of Harmony's two lakes?

No. Buck and Cat Lake are surrounded by natural buffers that help protect the lakes while preserving the original sense of the environment.

Has the site been stripped of trees and natural vegetation?

No. More than half of the entire site will be left forever wild. While some trees will be removed in building site areas, more trees have been planted on the golf course alone than all the trees that will be removed from Harmony.

Will wetlands be protected?

Harmony is committed to protecting wetlands and all the natural features of the land. In fact, old drainage ditches that had been dug on the site to drain wetlands are to be removed and natural water flow to the wetlands restored.

Does Harmony recycle water?

Yes. Reclaimed water is delivered via specially-marked pipes for irrigation to each home and all common areas.

What about "light pollution?"

Harmony is dedicated to the notion of Dark Sky lighting. That means that lighting in all public areas, as well as all private homeowner lighting, is directed downward. This allows people to see the natural night sky and also protects migrating birds, who depend upon stars for navigation.

HARMONY – THE INSTITUTE

What is The Harmony Institute?

The Harmony Institute is a non-profit organization that promotes human health and well being through interaction with animals and the natural environment.

When was it formed?

The Harmony Institute was formed as an independent 501(c)(3) charitable organization in 1996.

Where is it located?

The Harmony Institute will occupy facilities within 100 acres of the Harmony community.

Where did the Harmony Institute get its name?

The Harmony Institute was named in memory of Margaret Harmony Eastman, mother of Institute founder Martha Lentz.

HARMONY – THE GOLF PRESERVE

Who designed the golf course?

The golf course was designed by Johnny Miller Design Ltd., one of the nation's foremost designers of beautiful and challenging golf courses.

Is there a clubhouse?

Yes. An impressive 18,000 sq ft Clubhouse, which includes Greenside's Restaurant, a Pro Shop, a tavern and a banquet and catering facility has been open since 2004. The operation is managed by Troon Golf, the world's leader in upscale golf management.

Can I buy a home on the golf course?

Yes and no. The golf course was carefully designed to wrap around important wetland areas. While there are no houses actually on the golf course, there are lots available that have amazing views of the golf preserve landscape.

What about water usage on the golf course?

Harmony invested in state-of-the-art technology and equipment designed to deliver "just enough" irrigation to guard against over-watering.