

The
Collections
of WINDSOR

*A discriminating curation of the most modern,
exciting & convenient specialized services,
tasteful features & amenities, and customizable,
on-request extras you can imagine.*



WINDSOR

at CELEBRATION

JUST **IMAGINE!**



Living at Windsor at Celebration is one-of-a-kind in so many ways...

...a magical location; a thoroughly modern and exquisitely designed building; a classically elegant way of life combined with an ageless spirit of fun and adventure. Our Collections are designed to offer all-inclusive living with ultimate vitality and independence, geared toward lifelong wellness and fitness with unparalleled opportunities for entertainment and leisure, supported by advanced technology and security.

Even more, is how liberating and stress-free this rare opportunity for senior living will make you feel. The everyday work, worry and hassle of household chores and upkeep, the scheduling of service installation and repairs, tedious bill-paying, running errands in hectic traffic – a daily grind that leaves precious little time for life's true pleasures – will quickly become impositions of the past. Discover The Collections of Windsor at Celebration – a rich menu of services and amenities aimed at living the best life possible.

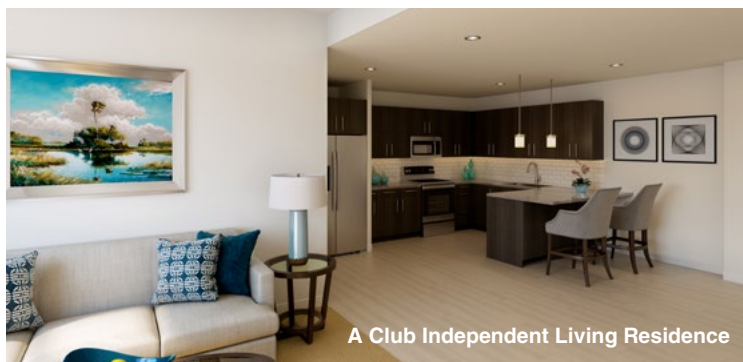


W I N D S O R
at C E L E B R A T I O N

The RESIDENTIAL Collection

Exquisitely designed residences are offered in independent, assisted living and memory care – each created for personal expression, fresh livability and unique lifestyle preferences and needs. Floor plans feature one-bedroom, one-bath or two-bedroom, two-bath apartments, as well as specialized memory care studio suites. In addition, a number of floor plan styles are designed to accommodate residents with physical disabilities, and include wheelchair-accessible entry and access points, as well as supportive safety features in bathrooms and showers.

The Club of Windsor Independent Living is an invitation to break free from the worries of maintenance and upkeep, and instead relish a spirited, thoroughly modern way of life. If you love lots of natural light, if you desire living areas perfect for both entertaining and quiet afternoons, if you wish to showcase the treasures you've collected over the years, you will feel immediately at home in one of our spacious apartment residences.



A Club Independent Living Residence

- Well-appointed, open-concept gourmet kitchens
 - Full-size, electric, stainless steel appliances
 - Hands-free, touchless sink faucet
 - Breakfast bars or peninsulas & pantries*
 - Deluxe cabinetry with granite countertops
 - Luxury, wood-look vinyl plank flooring
- Indulgent bathrooms
 - Porcelain tile & granite countertops
 - Hands-free, touchless sink faucets
 - Marble-accented, glass-enclosed walk-in showers
 - Linen closets
- Full-size, stackable or side-by-side* washers & dryers
- Low-profile carpeting in living areas & bedrooms
- Walk-in closets*
- In-residence climate control for personal comfort
- USB charging ports in kitchens & bedrooms
- State-of-the-art keyless entry system
- Wireless daily check-in device in master baths

The Villages of Windsor Assisted Living is elevated to a new level of sophistication and convenience. Residents who need assistance with the activities of daily living can relax in comfortable, sunlit apartment homes knowing a helping hand is nearby when needed. With the assurance of such exemplary surroundings, you can live each day with confidence ready to begin or rekindle your interest or curiosity for all that is possible.

- Convenient kitchenette with full-size, stainless steel refrigerator, sink, microwave & luxury, wood-look vinyl plank flooring
- Low-profile carpeting in living areas & bedrooms
- Porcelain-tiled showers with safe-entry features & seat
- In-residence climate control for personal comfort
- Washers & dryers on each floor
- State-of-the-art keyless entry system
- Wearable GPS-enabled safety pendant

The Neighborhoods of Windsor Memory Care is a secure setting of two neighborhoods - The Avenue & The Boulevard - that create an intimate, homelike atmosphere to enhance comfort and familiarity. The Neighborhoods offer all-private studio suites with the assurance of dedicated knowledge and empathetic understanding for those experiencing Alzheimer's and other forms of dementia. The result is cherished peace of mind for families and loved ones.

- Full-size armoire for personal belongings
- Luxury, wood-look vinyl plank flooring
- Porcelain-tiled showers with safe-entry features & seat
- In-residence climate control for personal comfort
- The Mosaic Garden – dedicated secure walking areas & courtyard with fail-safe locking system
- Wearable GPS-enabled safety pendant
- All ADA-equipped suites

* In select residences

JUST IMAGINE!



WINDSOR
at CELEBRATION

The EASY LIVING Collection

Let go of work and worry and let the magic begin! With so many top-shelf amenities and smart services, life is not only easier here, it's more fun. Every day, our Life Enrichment Team is here to replace the mundane with the exceptional.



- **Convenient Virtual Wallet*** cashless transactions for your personal use in any of Windsor's dining & entertainment amenity areas
 - Replenish your Virtual Wallet on a monthly basis through your monthly fee
 - Cash still available in your Virtual Wallet after 30 days? Take the next 60 days to spend it as you wish!
- A chef's table of **on-site dining venues & experiences** with delicious & diverse choices for individual mealtime favorites credited to a specified monthly amount in your Virtual Wallet
- **Daily beverage service** with complimentary, non-alcoholic drinks in The Grand Lounge
- **The Celebration Center** auditorium & multipurpose space for social gatherings, & community events such as concerts, continued learning opportunities, and more
- On-site access to **The LiveWell Collection** Fitness Studio, Aerobics & Yoga Studio, Salon & Spa, Aquatic Center & Center for Health
- **The Entertainment Collection** turning the everyday into a grand adventure; with on-site dining & entertainment to suit just about every taste
- **The Grand Lounge** lobby & living room for relaxing gatherings
- **Pet-friendly campus** with Central Bark, a fully-fenced dog recreation area
- **Complimentary Celebration Recreation Fee** for access to Celebration's community amenities
- **24-hour reception staff & remote daily check-in** for peace of mind
- **Community ATM**
- **Valet parking**
- **Electric vehicle charging stations**
- Safe & convenient **bike storage racks**
- **Scheduled transportation shuttle bus service** to Celebration Town Center, life enrichment programs & events
- **Sedan services** available for personal transportation to Florida Hospital Celebration Health, local doctor visits & other appointments⁺
- **Weekly housekeeping**
- **Maintenance** of apartment residences, community spaces & campus grounds
- **Paid utilities** for electricity, water, gas, trash & property taxes
- **Technology services included:**
 - Internet & community-wide Wi-Fi
 - 180-channel HD DIRECTV®
 - Land-line telephone with local & long-distance dialing and more!



* Virtual Wallet cannot be used toward alcohol or guest meals + Additional fees apply

JUST IMAGINE!



WINDSOR
at CELEBRATION

The ENTERTAINMENT Collection

That adventurous ambiance you will feel immediately makes you eager to know what is coming next. Here, something exciting for all ages is always around the corner, on the big screen, in the evening sky or at a special event...



The Veranda Restaurant



Imagination Cinema



SkyBar 1370

- **The Veranda Restaurant** for a more formal dining experience with a full menu selection
- **The Florida Room at The Veranda** for private celebrations such as birthdays, anniversaries & other special occasions
- **Reserve Wine Bar & Café** to grab a snack, casual meal or leisurely cocktail with friends
- **SkyBar 1370** a rooftop bar & lounge with outdoor terrace for happy hour, date night, a night cap & the best front-row seat for spectacular views of Disney fireworks, nightly
- **The Celebration Center** auditorium & multipurpose space for social gatherings & community events
- **The Club Lanai** for outdoor entertaining or enjoying a relaxing morning with friends
- **Imagination Cinema**, a truly innovative cinematic experience; specially designed for Windsor at Celebration by entertainment industry experts; and featuring stadium-style seating & advanced site & sound technology for optimal visuals & acoustics
- **The Artists Den** creative studio space & game room for exploring creativity or playing cards & board games with friends & family
- **Celebration's fresh & vibrant surroundings** filled with friends, fun & your next grand adventure
 - Celebration Town Center - shopping, dining & entertainment
 - Pavilions & Community Centers
 - 24 miles of natural walking trails

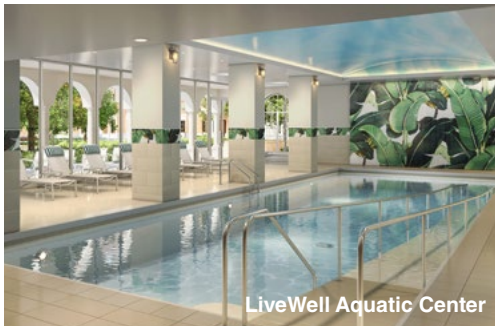
JUST IMAGINE!



WINDSOR
at CELEBRATION

The LIVE WELL Collection

*You want to feel your best. After all, there's so much to do!
At Windsor at Celebration, fun and vitality just naturally
go together, for a true culture of lifelong wellness.
Live your best life possible now!*



LiveWell Aquatic Center

- **The LiveWell Fitness Studio** featuring Techno-Gym cardio, aerobic & strengthening equipment with Wi-Fi screens
- **The LiveWell Aerobics & Yoga Studio** specifically designed for group classes to enhance the mind, body & soul
- **The LiveWell Aquatic Center** indoor swimming pool sparkling with ample daylight, comfortable pool-side furniture for lounging & sloping zero-entry ramp for ease of access
- **Men's & women's locker rooms** centrally located to all LiveWell amenities
- **The LiveWell Salon & Spa** to pamper yourself with beauty & barber services from basic hair cuts & styling to indulging manicures/pedicures & relaxing massages
- **Meditation Room** providing a non-denominational space devoted to peace, tranquility and emotional well-being for individuals or small groups

- **Health & Wellness Navigation™** program with trained wellness navigators who partner with residents for day-to-day nutrition, fitness & life enriching activities to preparation & follow-up for outpatient & hospital care
- **Post Acute-Care Respite Program** offering competent & compassionate short-term care following hospitalization, rehab, etc.
- A customized selection of supportive & recreational assisted living services through **The Ambassador Program***



- Programs, events, activities, classes & more promoting the **Eight Dimensions of Wellness**
- **The Villages of Windsor Assisted Living** offering assistance with activities of daily living
- **Heartfelt CONNECTIONS - A Memory Care Program® at The Neighborhoods of Windsor** assuring person-centered, activity-focused care & services for those with Alzheimer's disease & other related dementias
- Local, enjoyable & healthy **activities & amenities in Celebration**
 - 24-mile natural walking trail system
 - 18-hole Celebration Golf Club designed by Robert Trent Jones
 - Outdoor swimming pools
 - Continuing education centers
 - Health care & fitness
- Partnerships & resources with **nearby Florida Hospital Celebration Health** for ancillary medical, health & wellness related services
- **Next door to Adventist Care Center Celebration**, a new 120-bed nursing center, should the need for rehabilitation or long-term care be necessary
- **Access to numerous community partners** for outpatient therapy, home health, hospice services & more

*Additional fees apply

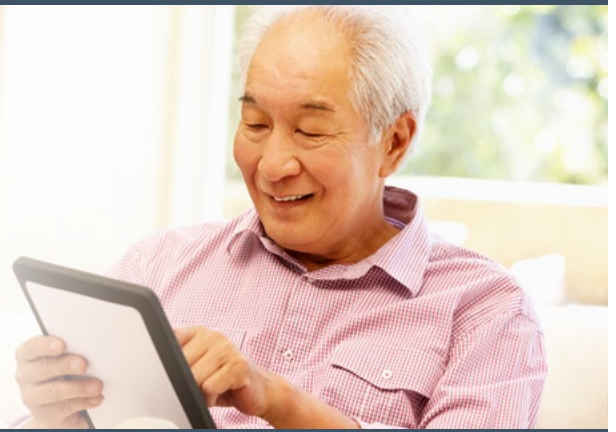
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WINDSOR
at CELEBRATION

The TECHNOLOGY Collection

Stay connected, but not tied down. Be on the go, not on endless hold waiting for assistance. Welcome to technology solutions for every skill level that make life easier, so you can pursue your grand adventure!



- **Campus-wide services included** for Internet, Wi-Fi, 180-channel HD DIRECTV® & land-line telephone service*
 - Unlimited local & national dialing
 - Corded or cordless phone with voicemail & ability to transfer previous phone number(s)
 - Web- & audio-conferencing capabilities
 - Five-digit dialing from room-to-room or Main Lobby
 - License capability for Apple or Android smart phones to receive calls on mobile phone from residence
- **Digital information signage** in commons areas & elevator lobbies to stay informed about community events & announcements
- **State-of-the-art keyless entry system**
- **Monitored community entry** with 24-hour security cameras
- **Two in-house television channels** viewable from residence TV
- **Convenient Virtual Wallet**** cashless transactions for your personal use in any of Windsor's dining & entertainment amenity areas
 - Replenish your Virtual Wallet on a monthly basis through your monthly fee
 - Cash still available in your Virtual Wallet after 30 days? Take the next 60 days to spend it as you wish!

* Personal mobile phone not included ** Virtual Wallet cannot be used toward alcohol or guest meals

The CONCIERGE Collection

The advantage of living in a dream location is that when it comes to convenience, the sky truly is the limit. For an additional fee(s), you can bring another dimension of personal comfort to your lifestyle with opportune services, both from our staff and our valued community partners.



- Room service
- Guest meals
- Ala carte dining options⁺
- Grocery delivery
- Catering & event planning
- Community common area reservations
- In-residence massage⁺⁺
- Personal fitness training⁺⁺
- Personal laundry service
- Personal chef⁺⁺
- Dry-cleaning & tailoring services⁺⁺
- Personal transportation⁺⁺
- Dog-walking & mobile-grooming for your four-legged best friend⁺⁺
- Tech support for personal devices⁺⁺
- Notary services
- Residence deep-cleaning services
- Personalized in-residence handy-man services
- Additional storage locker space
- Pharmacy delivery⁺⁺
- Wearable GPS-enabled safety pendant for The Club Independent Living residents
- Personal assistant for medical- & non-medical services⁺⁺
- The Ambassador Program for The Village of Windsor and The Neighborhoods of Windsor

+ Meals outside Preferred Choice Dining ++ Service(s) provided by select community partners

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WINDSOR
at CELEBRATION

LEADERSHIP PARTNERS

The owner and developer of Windsor at Celebration is Big Rock Partners, a Private Real Estate Investment Manager based in Delray Beach, Florida. Founded by Richard Ackerman, the firm has been an Owner and Developer of Senior Housing since 2000. It is currently the leading Developer of Large Modern Class A Senior Housing in the United States.

Manager of Windsor at Celebration is Life Care Services®, An LCS® Company, established in 1971 and based in Des Moines, Iowa. Life Care Services is the third largest manager of full-service senior living communities nationwide, and currently provides operations and marketing and sales management services for not-for-profit and for-profit Life Plan Communities, formerly known as Continuing Care Retirement Communities (CCRC), and for rental independent living, assisted living and memory care communities.

A PROMISE OF *Excellence*

*Enveloping The Collections of Windsor at Celebration
is a continuous promise of excellence embodied in
the uncompromised commitment of Life Care Services[®],
An LCS[®] Company: LifeSTYLE Promise[®],
our pledge to make the interests and needs of each
resident top priority; and Extraordinary Impressions[®],
a continuous focus on the value of hospitality.*



W I N D S O R
at C E L E B R A T I O N



Learn more about The Collections of Windsor at Celebration.

CALL (407) 870-1561 | VISIT WindsorAtCelebration.com | EMAIL info@WindsorAtCelebration.com

COMMUNITY ADDRESS: 1370 Celebration Boulevard, Celebration, FL 34747

DISCOVERY CENTER: 715 Bloom Street, Suite 140, Celebration, FL 34747

A BIG ROCK PARTNERS
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LIKE US ON



AL Facility #: Pending