

# WELLNESS RIDGE 22' Townhomes 2025 Fees and Features



## Homeowner's Association Dues

Capital Contribution Fee

\$180.00 per month

\$100.00

## Wellness Ridge CDD 2025 Dues

O&M \$506.93 Annually

Debt \$573.27 Annually

## Included Features & Amenities

### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
- Resort Style Pool and Spa
- Private Clubhouse
- Fitness Center
- Professional Home Landscape Maintenance
- Roof Replacement
- Exterior Building Painting
- Building Termite Protection
- Irrigation Utility Cost
- 1.2g Upload and Download Bulk Internet Service

*Your home will also be subject to municipal taxes. Assessing authorities include, but are not limited to Lake County, City of Clermont, Lake County School Board, St. John's River Water Management District, Lake County Ambulance MSTU, and Wellness Way MSTU. Please contact the Lake County Tax Collector's Office for additional information or current millage rates.*

[Click here to view HOA documents](#)

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# WELLNESS RIDGE 25' Townhomes 2025 Fees and Features



## Homeowner's Association Dues

Capital Contribution Fee

\$180.00 per month

\$100.00

## Wellness Ridge CDD 2025 Dues

O&M \$576.06 Annually

Debt \$651.44 Annually

## Included Features & Amenities

### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
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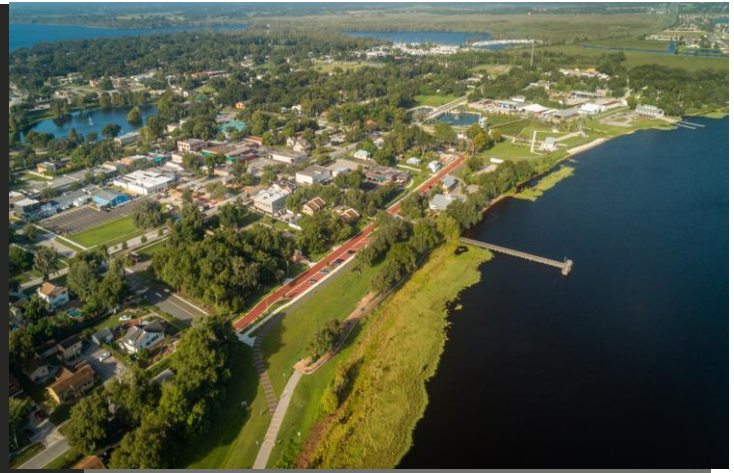


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# WELLNESS RIDGE

## 32' Single Family

### 2025 Fees and Features



#### Homeowner's Association Dues

\$189.00 per month

Capital Contribution Fee

\$100.00

#### Wellness Ridge CDD 2025 Dues

O&M \$737.35 Annually

Debt \$833.85 Annually

#### Included Features & Amenities

##### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

##### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
- Resort Style Pool and Spa
- Private Clubhouse
- Fitness Center
- Professional Home Landscape Maintenance
- 1.2g Upload and Download Bulk Internet Service

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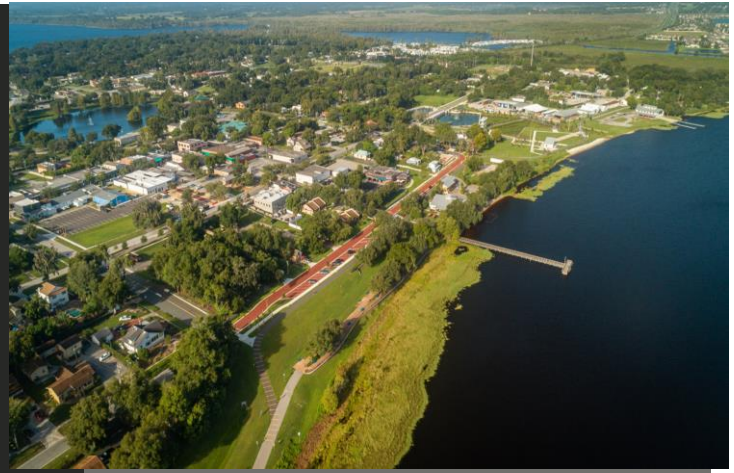


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# WELLNESS RIDGE

## 40' Single Family

### 2025 Fees and Features



#### Homeowner's Association Dues

\$196.00 per month

Capital Contribution Fee

\$100.00

#### Wellness Ridge CDD 2025 Dues

O&M \$921.69 Annually

Debt \$1,042.31 Annually

#### Included Features & Amenities

##### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

##### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
- Resort Style Pool and Spa
- Private Clubhouse
- Fitness Center
- Home Landscape Maintenance
- 1.2g Upload and Download Bulk Internet Service

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# WELLNESS RIDGE

## 50' Single Family

### 2025 Fees and Features



#### Homeowner's Association Dues

\$200.00 per month

Capital Contribution Fee

\$100.00

#### Wellness Ridge CDD 2025 Dues

O&M \$1,152.11 Annually

Debt \$1,302.89 Annually

#### Included Features & Amenities

##### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

##### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
- Resort Style Pool and Spa
- Private Clubhouse
- Fitness Center
- Home Landscape Maintenance
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# WELLNESS RIDGE

## 60' Single Family

### 2025 Fees and Features



#### Homeowner's Association Dues

\$204.00 per month

Capital Contribution Fee

\$100.00

#### Wellness Ridge CDD 2025 Dues

O&M \$1,382.54 Annually

Debt \$1,563.46 Annually

#### Included Features & Amenities

##### COMMUNITY DEVELOPMENT DISTRICT (CDD)

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, Storm Water Management System
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

##### HOMEOWNERS ASSOCIATION (HOA)

- Professional Association Management
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