

# Wellness Ridge 2026 Fees and Features 22' Townhomes



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$257 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$573.00 annually  
CDD O&M: \$506.93 annually

## HOA Fees Cover

- Professional HOA 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
- 1.2 Upload and Download Bulk Internet Service

## CDD Fees Cover

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

Wellness Ridge  
1-888-216-1988 | Lennar.com

[Wellness Ridge HOA Documents Link](#)

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HOA/COA fees are subject to change without notice. Homeowners are encouraged to request an updated copy of the association budget prior to closing. See a New Home Consultant for details. \*\*The information presented above is provided "as is," with no assurance or guarantee of completeness, accuracy, or timeliness of the information, and without warranty of any kind. Before making a decision to purchase based in whole or in part on applicable property tax rates, tax treatment or tax benefits, customer should consult a qualified tax advisor. Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Plans to build out this neighborhood as proposed are subject to change without notice. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2025 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's broker: Lennar Realty, Inc. Construction License: CBC1260831. Date 04/25

# Wellness Ridge 2026 Fees and Features 25' Townhomes



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$257.00 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$651.44 annually  
CDD O&M: \$576.06 annually

## HOA Fees Cover

- Professional HOA 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
- 1.2 Upload and Download Bulk Internet Service

## CDD Fees Cover

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, and Storm Water Management System
- Professionally Landscaped Common Grounds
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# Wellness Ridge 2026 Fees and Features 32' Single Family



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$174.00 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$834.00 annually  
CDD O&M: \$737.35 annually

## HOA Fees Cover

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

## CDD Fees Cover

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, and Storm Water Management System
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# Wellness Ridge 2026 Fees and Features 40' Single Family



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$192.00 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$1,042.00 annually  
CDD O&M: \$921.69 annually

## HOA Fees Cover

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

## CDD Fees Cover

- Professional CDD Management
- Professional Maintenance of Common Areas, Ponds, Monument Features, and Storm Water Mangement System
- Professionally Landscaped Common Grounds
- Tot Lot
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# Wellness Ridge 2026 Fees and Features 50' Single Family



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$194.00 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$1,303.00 annually  
CDD O&M: \$1,152.11 annually

## HOA Fees Cover

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

## CDD Fees Cover

- Professional CDD Management
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- Professionally Landscaped Common Grounds
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# Wellness Ridge 2026 Fees and Features 60' Single Family



Residents can enjoy a wide array of onsite amenities including resort style pool, private clubhouse, fitness center, tot lot, sports courts and walking trail.



## HOA Fees

\$198.00 monthly  
\$100 Capital Contribution Fee

## Community Development District Fees / Operation & Management

CDD Debt: \$1,563.00 annually  
CDD O&M: \$1,382.54 annually

## HOA Fees Cover

- Professional HOA Management
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## CDD Fees Cover

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