

WELLNESS RIDGE 22' Townhomes 2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$257.00 per month

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$506.93 Annually

Debt \$688.00 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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | Lennar.com

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21

WELLNESS RIDGE 25' Townhomes 2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$257.00 per month

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$576.06 Annually

Debt \$782.00 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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | Lennar.com

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21

WELLNESS RIDGE

32' Single Family

2026 Fees and Features



Homeowner's Association Dues

\$174.00 per month

Capital Contribution Fee

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$737.35 Annually

Debt \$1,001.00 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

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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | Lennar.com

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21

WELLNESS RIDGE

40' Single Family

2026 Fees and Features



Homeowner's Association Dues

\$192.00 per month

Capital Contribution Fee

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$921.69 Annually

Debt \$1,251.00 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

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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | Lennar.com

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21

WELLNESS RIDGE

50' Single Family

2026 Fees and Features



Homeowner's Association Dues

\$194.00 per month

Capital Contribution Fee

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$1,152.11 Annually

Debt \$1,564.00 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

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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | Lennar.com

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21

WELLNESS RIDGE

60' Single Family

2026 Fees and Features



Homeowner's Association Dues

\$198.00 per month

Capital Contribution Fee

\$100.00

Wellness Ridge CDD 2025 Dues

O&M \$1,382.54 Annually

Debt \$1,876.00 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

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](#)

Wellness Ridge
Highway 27 East Clermont, FL 34714
888-216-1988 | [Lennar.com](https://www.lennar.com)

LENNAR



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.



We reserve the right to make changes at any time without notice. See a New Home Consultant for details. Copyright© 2021 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks of Lennar Corporation and/or its subsidiaries. CBC 1260831 09/21