

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](#)

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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.



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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
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WELLNESS RIDGE

32' Single Family

2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$174.00 per month

\$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
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- Private Clubhouse
- Fitness Center
- Professional Home Landscape Maintenance
- 1.2g Upload and Download Bulk Internet Service

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WELLNESS RIDGE

40' Single Family

2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$192.00 per month

\$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

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WELLNESS RIDGE

50' Single Family

2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$194.00 per month

\$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

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WELLNESS RIDGE

60' Single Family

2026 Fees and Features



Homeowner's Association Dues

Capital Contribution Fee

\$198.00 per month

\$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

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