

Meadow Pointe at Estates at Cherry Lake 2026 Fees and Features



Residents can enjoy community walking trails.



HOA Fees

Estates at Cherry Lake Master HOA

- \$250.00 annually

Meadow Pointe at Estates at Cherry Lake

- \$109.00 monthly
\$100 Capital Contribution Fee

Community Development District Fees / Operation & Management

CDD Debt: \$46.68 annually

CDD O&M: \$501.53 annually

HOA Fees Cover

- Professional Maintenance of Ponds, Monument Features, and Storm Water Management System
- Community Mail Kiosk
- Professionally Landscaped Common Grounds
- Professional HOA and Community Development District Management
- Community Walking Trails
- Street Lighting
- 1.2G Upload and Download Bulk Internet Service

[Meadow Pointe HOA Documents Link](#)

Meadow Pointe
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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

Hidden Ridge at Estates at Cherry Lake 2026 Fees and Features



Residents can enjoy community walking trails.



HOA Fees

Estates at Cherry Lake Master HOA

- \$250.00 annually

Hidden Ridge at Estates at Cherry Lake HOA

- \$110.00 monthly

\$100 Capital Contribution Fee

Community Development District Fees / Operation & Management

CDD Debt: \$46.68 annually

CDD O&M: \$501.53 annually

HOA Fees Cover

- Professional Maintenance of Ponds, Monument Features, and Storm Water Management System
- Community Mail Kiosk
- Professionally Landscaped Common Grounds
- Professional HOA and Community Development District Management
- Community Walking Trails
- Street Lighting
- 1.2G Upload and Download Bulk Internet Service

[Hidden Ridge HOA Documents Link](#)

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Sugarloaf Ridge 2026 Fees and Features



Residents can enjoy a wide array of onsite amenities including resort style pool, restroom cabana, basketball court, pickleball court, dog park and walking trails.



HOA Fees

\$105.00 monthly
\$100 Capital Contribution Fee

Community Development District Fees / Operation & Management

CDD Debt

- 45' = \$1,422.58 annually
- 55' = \$1,738.71 annually
- 65' = \$2,054.84 annually

CDD O&M: \$340 annually

Estimated - subject to change

HOA Fees Cover

- Professional HOA Management
- Resort-style Pool and Pool House
- Playground
- Half Basketball Court
- Pickleball Court
- 1.2g 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
- Dog Park
- Walking Trial
- Street Lighting

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[Preserve at LPGA HOA Documents Link](#)

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Waterstone 2026 Fees and Features



Residents can enjoy a wide array of onsite amenities including two resort style pool, restroom cabanas, dog park and green space.



HOA Fees

\$350.51 Quarterly
\$1,000 Capital Contribution Fee

Community Development District Fees / Operation & Management

CDD Debt

- 40' = \$1,225.81 annually
- 50' = \$1,532.26 annually

CDD O&M:

- 40' = \$493.65 annually
- 50' = \$617.06 annually
- 60' = \$740.47 annually

HOA Fees Cover

- Professional HOA Management
- Professional Maintenance of Common Area Landscaping, Ponds & Fountains
- Two Community Pools with Restroom Cabanas
- Butterfly Garden
- Nature Play Space
- Dog Park
- 1.2g Upload and Download Bulk Internet Service

CDD Fees Cover

- Professional CDD Management
- Professional Maintenance of Common Area Landscaping, Ponds & Fountains
- Maintenance of Stormwater System, Wetland and Conservations Areas.
- Street Lighting

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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

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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
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

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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
- Professionally Landscaped Common Grounds
- Tot Lot
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

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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
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

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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
- 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

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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
- 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
- Event Lawn
- Street Light Utility Cost
- Maintenance of Alleyways

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[Wellness Ridge HOA Documents Link](#)

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