

# LENNAR®

**SCHEDULE OF UNIT OWNER'S ASSESSMENTS  
STILLWATER  
Manor Homes**

January 1, 2026 - December 31, 2026

<b><u>ASSOCIATION ASSESSMENTS</u></b>	<b><u>Monthly</u></b>	<b><u>Quarterly</u></b>	<b><u>Annually</u></b>
Stillwater Master Association, Inc. <sup>1</sup>	\$ 359.67	\$ 1,079.00	\$ 4,316.00
<b>TOTAL ASSOCIATION ASSESSMENTS</b>	\$ 359.67	\$ 1,079.00	\$ 4,316.00

<b><u>ASSESSMENTS TO APPEAR ON TAX BILL</u></b>	<b><u>Annually</u></b>		
Lakewood Ranch - Debt Service	\$ 180.83	\$ 542.50	\$ 2,170.00
Lakewood Ranch - O & M	\$ 57.85	\$ 173.54	\$ 694.14

1 The Stillwater Master assessment includes common area and homesite landscaping and maintenance, Bulk internet , and exterior insurance for the Common Area. Please refer to the Declaration of Covenants, Conditions and Restrictions for Stillwater Master Association for information regarding these assessments. This assessment is paid quarterly.

2 One time fees to be collected at closing include:

- \$2,500.00 Builder fee payable to Lennar Homes, LLC.
- \$1,500.00 Initial Capital Contribution, payable to Lennar
- \$1,000.00 Irrigation Hookup fee payable to Lennar Homes
- \$475.00 Final Survey fee payable to Lennar Homes, LLC.

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT. OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

X: \_\_\_\_\_  
Buyer: \_\_\_\_\_  
Date: \_\_\_\_\_

X: \_\_\_\_\_  
Buyer: \_\_\_\_\_  
Date: \_\_\_\_\_

3/17/2026



# Everything's Included® in a Lennar Home

## Luxury Series 2

### Kitchen

- Quartz Countertops with 4" backsplash
- Stainless steel smooth cooktop with hood vent
- Stainless steel built-in wall oven and microwave
- Stainless steel french door refrigerator
- Stainless steel multicycle dishwasher
- Stainless steel undermount sink
- InSinkErator® garbage disposal
- Moen® faucet
- Vinyl-coated shelving in closet and pantry
- Designer kitchen cabinetry and hardware
- LED recessed lighting

### Owners Suite

- Quartz vanity countertops
- Designer bathroom fixtures and faucets
- Elongated toilets
- Walk-in shower with clear glass enclosure (per plan)
- Designer shower wall tile
- Tile shower floor
- Faucets and showerheads certified to meet EPA WaterSense® criteria

### Secondary Bathroom

- Quartz vanity countertops
- Designer bathroom fixtures and faucets
- Elongated toilets
- Designer tile in all wet areas

### Laundry

- Wire-mesh shelving
- Washer and dryer

### Connectivity

- Ring Video Doorbell Pro
- Honeywell Home T6 Pro Wifi - smart thermostat
- Smart front door lock

### Interior

- 2" designer window blinds
- HVAC system customized to plan and homesite
- Sherwin-Williams® low-VOC paint
- 1/2" interior drywall
- Ceiling fan pre-wire in all bedrooms and Great Room
- Ceramic tile flooring in kitchen and bathrooms
- LED Lighting (per plan)
- Smoke and carbon monoxide detectors
- Cable outlets (per plan)
- Lighting in all walk-in closets

### Exterior

- Hurricane Impact Sliding Glass Doors and Windows
- Tile Roof
- Brick paver walkway, entry and patio
- Aluminum screen patio enclosure
- Sherwin-Williams® exterior paint
- Solid front door (per plan)
- Eco-friendly landscape package
- Automatic lawn irrigation system
- Keyless garage entry pad
- Screens on all operable windows
- Hurricane-rated Garage Door
- Quality concrete block and stucco construction
- Roof products offer LEED points

### Energy Efficiency

- Energy-efficient water heater
- Programmable thermostats
- Weather stripping on all exterior doors
- energy-saving insulation in walls and ceiling
- R-4.1 perforated Fi-Foil radiant barrier on exterior walls

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Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. 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. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation, Lennar, the Lennar logo, WCI, the WCI logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LENNAR HOMES LLC CBC038894 and CGC1523282. LENNAR REALTY INC (CQ1013633) 3/24.

