

LENNAR®

SCHEDULE OF UNIT OWNER'S ASSESSMENTS
TERRACE I AT WELLEN PARK GCC - GOLF
Building 99 and 98
 January 1, 2022-December 31, 2022

| ASSOCIATION ASSESSMENTS | Monthly | Quarterly | Annually |
|---|------------------|--------------------|--------------------|
| Wellen Park GCC Master Homeowners Association, Inc. ¹ | \$ 279.19 | \$ 837.57 | \$ 3,350.28 |
| Bulk Cable and Internet - \$950.28 Annually included in Master | \$ - | \$ - | \$ - |
| Terrace I at Wellen Park ⁴ | \$ 268.33 | \$ 805.00 | \$ 3,220.00 |
| Food and Beverage Minimum ³ | \$ 62.50 | \$ 187.50 | \$ 750.00 |
| Wellen Park Golf and Country Club, Inc. ² | \$ 133.33 | \$ 400.00 | \$ 1,600.00 |
| TOTAL ASSOCIATION ASSESSMENTS | \$ 743.36 | \$ 2,230.07 | \$ 8,920.28 |

| ASSESSMENTS TO APPEAR ON TAX BILL | Monthly | Quarterly | Annually |
|--|----------------|------------------|-----------------|
| West Villages Improvement District Capital Assessment ⁵ | \$ 100.00 | \$ 300.00 | \$ 1,200.00 |
| West Villages Improvement District O&M ⁵ | \$ 24.21 | \$ 72.63 | \$ 290.53 |

- 1 The Wellen Park GCC Master Homeowners Association assessment includes common area maintenance, gated access control services, and maintenance of amenities (once built). Please refer to the Declaration of Covenants, Conditions and Restrictions for Wellen Park Golf and Country Club for information regarding these assessments. This assessment is paid quarterly.
- 2 The Wellen Park Golf and Country Club assessment includes maintenance, operations, and staffing of the 18-hole golf course, Pro Shop, and Maintenance Facility. Please refer to the Declaration of Covenants, Conditions and Restrictions for Wellen Park Golf Club for information regarding these assessments. This assessment is paid quarterly.
- 3 Food and Beverage (Non-alcoholic) Restaurant minimum- The association requires the purchase of at least the minimum amount of food or beverage from the association or be billed for the balance of the minimum amount at the end of the fiscal year. Once food and beverages are made available in the community, the initial food and beverage minimum shall be \$500.00. However, once food and beverages are made available for purchase at the clubhouse, the minimum shall be increased to \$750.00.
- 4 The Condominium Association assessment includes reserves, building maintenance, water and sewer, trash collection, building insurance, janitorial services, and landscaping maintenance. Please refer to the Declaration of Condominium for information regarding these assessments. This assessment is paid quarterly.
- 5 Improvement District Assessments are paid annually as part of the individual homeowner's tax bill and are not collected by any of the associations. Please refer to your tax bill for information regarding these assessments. These assessments are paid annually.
- 6 One time fees to be collected at closing include:
 - \$3,000.00 Builder fee payable to Lennar Homes, LLC.
 - \$1,500.00 Initial Golf Capital Contribution payable to Lennar Homes, LLC.
 - \$1,500.00 Initial HOA Capital Contribution 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: _____

8/1/2022



EVERYTHING'S INCLUDED