



2026 SUMMARY OF ASSOCIATION FEES AND INCLUSIONS

MAINTENANCE

• Common Areas (Landscape, Amenities)	Responsible Party: Association
• Residential Lawn Maintenance – Paired Villas	Association
• Residential Lawn Maintenance – Single-Family Homes	Association
• Roof and Exterior – Paired Villas	See Declarations
• Roof and Exterior – Single-Family Homes	Owner
• Interior Pest Control	Owner

UTILITIES

• Irrigation Water – Common Areas	Association
• Potable Water & Sewer – Paired Villas	Owner
• Potable Water & Sewer – Single-Family Homes	Owner
• Trash Removal	Owner
• TV and Internet – Hotwire® service	Association (per fees)

INSURANCE

• Common Areas	Association
• Homeowners Insurance and Hazard Insurance – Paired Villas	Owner
• Homeowners Insurance and Hazard Insurance – Single-Family Homes	Owner
• Contents Insurance	Owner

Home Type	Initial HOA & Maintenance* Including Hotwire® TV & Internet	WVID (CDD) Annual Fee**	Initial Assessment (One Time)***	Amenity Fee (One Time)***	Irrigation Fee (One Time)***	Builder Fee (One Time)***
40' Single-Family	\$494/mo.	\$2,126.57	\$1,500	\$2,300	\$800	\$749
50' Single-Family	\$520/mo.	\$2,458.49	\$1,500	\$2,300	\$800	\$749
Paired Villa	\$529/mo.	\$1,877.65	\$1,500	\$2,300	\$800	\$749



All prices, availability and information is subject to change. Pursuant to the Fair Housing Act, this housing is intended for occupancy by at least one person 55 years of age or older per home, although the occupants of a limited number of the homes may be younger. Within this limited number, one member of the household must be 45 years or older with no one in permanent residence under 18 years of age. The above assessments and fees are good faith estimates and subject to change based on actual operating budgets. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. Hotwire rates are based on 2025 provided rates. *HOA & Maintenance monthly fees shown are for the time period prior to amenities opening only. Estimated buildout HOA & Maintenance fees are \$494 for 40' single family, \$520 for 50' single family, and \$529 for paired villas is a good faith estimate. Ask for details and declarations. An annual Food & Beverage minimum spend of \$350 per year will be assessed upon amenity completion. Ask New Home Counselor for details. **Paid annually in property tax bill (prorated first year). This includes both O&M and debt. ***One-time fee that is paid at closing. Effective 1/1/2026