

# LENNAR®

## SCHEDULE OF UNIT OWNER'S ASSESSMENTS TRAILS EDGE 2 AT BABCOCK RANCH MANOR HOMES - PHASE 2D

January 1, 2022-December 31,2022

Royal	4 Bedrooms, 2 Baths, 3-Car Garage	2,245 Living A/C
Montgomery	4 Bedrooms, 3 Baths, 3-Car Garage	2,267 Living A/C
Palmetto	3 Bedrooms, 3 Baths, Den, 3-Car Garage	2,444 Living A/C
Majestica	5 Bedrooms, 4.5 Baths, Loft, 3-Car Garage	3,283 Living A/C
Washingtonia	Main Homes; 5 Bedrooms, 3.5 Baths, Loft, 2-Car Garage Next Gen Suite: 1 Bedrooms, 1 Bath, 1-Car Garage	3,867 Living A/C

### ASSOCIATION ASSESSMENTS

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Residential Association, Inc. <sup>1</sup>	\$ 131.00	\$ 393.00	\$1,572.00
Homesite Maintenance (Service Area 3) <sup>2</sup>	\$ 115.00	\$ 345.00	\$1,380.00
<b>TOTAL ASSOCIATION ASSESSMENTS</b>	<b>\$ 246.00</b>	<b>\$ 738.00</b>	<b>\$ 2,952.00</b>

### ASSESSMENTS TO APPEAR ON TAX BILL

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Community ISD Capital Assessment <sup>3</sup>	\$ 159.56	\$ 478.68	\$ 1,914.70
Babcock Ranch Community ISD Operations and Maintenance <sup>3</sup>	\$ 36.68	\$ 110.04	\$ 440.17

1 The Babcock Ranch Residential Association assessments includes common area maintenance, environmental stewardship fee, and bulk technology fee (Bulk Internet). Please refer to the Community Charter for Babcock Ranch Residential Properties for information regarding these assessments. This assessment is paid quarterly.

2 The Homesite Maintenance assessment is for Service Area 3 and includes mowing, edging, fertilizer, shrub pruning, and annual mulch/pine straw. Please refer to the Community Charter for Babcock Ranch Residential Properties for information regarding these assessments. This assessment is paid quarterly.

3 ISD 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.

4 One time fees to be collected at closing include:

\$1,250.00 Builder fee payable to Lennar Homes, LLC.

\$750.00 Irrigation Hookup fee payable to Lennar Homes, LLC.

\$450.00 Final Survey fee payable to Lennar Homes, LLC.

\$260.00 Working Capital Contribution payable to Babcock Residential Association.

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: \_\_\_\_\_

