

LENNAR®

SCHEDULE OF UNIT OWNER'S ASSESSMENTS TUCKER'S COVE -MANOR HOMES

January 1, 2024 - December 31, 2024

Royal	3 Bedrooms, 2 Bathrooms, 3 car garage	2,244 Sq Ft
Montgomery	4 Bedrooms, 3 Bathrooms, 3 Car garage	2,267 Sq Ft
Paletto	4 Bedrooms, 3 Bathrooms, 2 Car garage	2,444 Sq Ft
Majestica	5 Bedrooms, 4.5 Bathrooms, 3 Car garage	3,283 Sq Ft
Washington	6 Bedrooms, 4.5 Bathrooms, 3 Car garage	3,867 Sq Ft

ASSOCIATION ASSESSMENTS

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Residential Association, Inc. ¹	\$ 136.00	\$ 408.00	\$ 1,632.00
Tucker's Cove Property Owners Association ²	\$ 101.67	\$ 305.00	\$ 1,220.00
Homesite Maintenance ³	\$ 165.67	\$ 497.00	\$ 1,988.00
Food and Beverage Minimum ⁴	\$ 70.83	\$ 212.50	\$ 850.00
Base Amenity Fee ⁵	\$ 70.83	\$ 212.50	\$ 850.00
Amenity Expense Sharing Fee	\$ 125.00	\$ 375.00	\$ 1,500.00
TOTAL ASSOCIATION ASSESSMENTS	\$ 670.00	\$ 2,010.00	\$ 8,040.00

ASSESSMENTS TO APPEAR ON TAX BILL

	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Babcock Ranch Community ISD Capital Assessment ⁵	\$ 116.67	\$ 350.00	\$ 1,400.00
Babcock Ranch Community ISD Operations and Maintenance ⁵	\$ 49.05	\$ 147.14	\$ 588.56

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 Tucker's Cove Property Owners Association assessment includes common area maintenance, gated access control services. Please refer to the Declaration of Covenants, Conditions and Restrictions for Tucker's Cove for information regarding these assessments. This assessment is paid quarterly.

3 The Homesite Maintenance assessment includes mowing, edging, fertilizer, irrigation repairs, shrub pruning, and annual mulch/pine straw. Please refer to the Declaration of Covenants, Conditions and Restrictions for Tucker's Cove for information regarding these assessments. This assessment is paid quarterly.

4 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.

5 The Town Center fees are for the use and operations of the amenity (once built). These fees will not be charged to owners until the amenity is complete and open for use. Please refer to the Town Center Declaration for Tucker's Cove for information regarding these assessments. This assessment is paid quarterly.

6 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.

7 One time fees to be collected at closing include:

\$2,500.00	Builder fee payable to Lennar Homes, LLC.
\$1,500.00	Irrigation Hookup fee payable to Lennar Homes, LLC.
\$450.00	Final Survey fee payable to Lennar Homes, LLC.
\$816.00	Working Capital Contribution Babcock Residential Association.
\$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: _____

1/5/2024