



DISCLOSURES

Del Webb Wildlight

As of 6/1/2024

As Wildlight is developed, additional park space, recreational swim facilities and trail networks may be constructed to enhance the community. As the community grows, fees will increase to provide additional maintenance when amenities are completed. The following is the estimate of annual fees for the community based upon the development and maintenance of planned and completed amenities, common areas and District infrastructure and is subject to change.

Product Type	Average LFF	District Assessment	District Debt Assessment	Residential Property Association	Master Association Fee	Annual Total
Villa Series	33	\$202.42	\$692.92	\$5,460.00	\$374.00	\$6,729.34
Garden Series	40	\$264.67	\$839.91	\$3,036.00	\$374.00	\$4,514.58
Classic Series	50	\$290.14	\$1,049.88	\$3,036.00	\$374.00	\$4,750.02
Estate Series	65	\$346.73	\$1,364.85	\$3,036.00	\$374.00	\$5,121.58

Each closed home will have a benefited assessment fee of \$37.38 monthly or \$448.56 yearly for garbage disposal and recycling costs. And an annual fee of \$720.00 for Food & Beverage Minimum.

For more information regarding the East Nassau Stewardship District, please see the website <http://eastnassausd.net/> or contact District Manager, Wrathell Hunt & Associates 561.571.0010.

WILDLIGHT COMMUNITY FOUNDATION

A community covenant is created as a funding structure administered by the Wildlight Community Foundation, Inc., being formed as a not-for-profit organization ("Foundation"), with a mission and authority to initiate programs, activities, and services to preserve and enhance the environment and quality of life in Nassau County. The foundation will receive a transfer fee upon the sale of properties within Wildlight equivalent to ½ of 1% or .5% of the gross sales price, but not to exceed \$2,500.

When you own a property in Wildlight, you become a part of a community that includes Wildlight Residential Properties, the East Nassau Stewardship District, and Wildlight Community Foundation that collectively establish a smart, sustainable approach to maintaining and enhancing the community.

WILDLIGHT.COM | 904.548.6242



Information about fees, taxes, community association and features and programs they support are preliminary and subject to change without notice at the discretion of Wildlight. Wildlight makes no promises or representation concerning the future development. Refer to the community charter for Wildlight Residential Properties, East Nassau Stewardship District, and Wildlight Community Foundation Community Covenant for detailed information. 4/24

A new way to live, work & play.

WILDLIGHT RESIDENTIAL PROPERTIES

Wildlight Residential Properties, Inc. ("Association"), a Florida corporation not-for-profit, is established by Wildlight LLC ("Founder"), and subject to the Community Charter for Wildlight Residential Properties ("Charter") as a governance structure and flexible system of standards and procedures for the development, expansion, use, administration, maintenance and preservation of various residential properties and common areas within Wildlight. The following are examples of programs, recreational amenities and common areas maintained and enhanced by the association:

- ▶ **PARKS** Within Wildlight are neighborhood parks devoted to our residents. These parks will be social gathering spaces for residents, a place for children to play and an extension of outdoor living spaces.
- ▶ **RECREATIONAL POOL FACILITIES** For all residents at Waterbug Park, and a private pool at Del Webb Wildlight.
- ▶ **SOCIAL ENGAGEMENT** Whether it is a movie on Tinker Street, guided trail runs, farmers markets, kids' activities or community festivals, the residential association will include a dedicated Lifestyle Director to organize and plan community events.

Wildlight Residential Properties is also supported by a one-time working capital contribution. Currently estimated to be \$62.33, or 1/6th of the annual master assessment for 2024 payable from the buyer upon closing of the initial home purchase from the builder in Wildlight.

EAST NASSAU STEWARDSHIP DISTRICT

Established by the Florida Legislature and signed into law by Gov. Rick Scott on June 6, 2017, the East Nassau Stewardship District ("District") is a special purpose entity created to operate and maintain basic services for the future community development within the 24,000-acre East Nassau Community Planning Area ("ENCPA").

All District-owned improvements, facilities and public infrastructure such as storm water management systems, utilities, roadways and certain recreational amenities will be open and accessible to the general public, subject to limitations based upon ordinary or customary hours of operation. The District includes the community of Wildlight.

- ▶ **TRAIL NETWORK** A cornerstone to making the natural world a natural part of life will be the trail network within and around Wildlight. Wildlight will be a place where walking and biking are the preferred and will promote the health and well-being of our community.
- ▶ **CONSERVATION HABITAT NETWORK** The District will be responsible for maintaining permanently preserved open space, estimated to be 1,300+ acres within Wildlight Phase 1.
- ▶ **STORM WATER SYSTEMS, UTILITIES & ROADWAYS** The District is established to maintain facilities that are designed and constructed as an interconnected system of infrastructure within the community.
- ▶ **FUTURE PARKS** Plans at Wildlight will include parks that will be available to the public and are currently being planned. Parks may include trails and other park recreational amenities.



DISCLOSURES

Forest Park & Founder's Park

As of 6/1/2024

As Wildlight is developed, additional park space, recreational swim facilities and trail networks may be constructed to enhance the community. As the community grows, fees will increase to provide additional maintenance when amenities are completed. The following is the estimate of annual fees for the community based upon the development and maintenance of planned and completed amenities, common areas and District infrastructure and is subject to change.

Product Type	Average LFF	District Assessment	District Debt Assessment	Pool Service Area	Residential Property Assessment	Annual Total
Townhomes*	30	\$182.61	\$664.35	\$405.30	\$374.00	\$1,626.26
Garden Home	45	\$253.35	\$996.53	\$405.30	\$374.00	\$2,029.18
Cottage Home	45	\$253.35	\$996.53	\$405.30	\$374.00	\$2,029.18
Village Home	55	\$290.14	\$1,217.98	\$405.30	\$374.00	\$2,287.42
Manor Home	70	\$369.37	\$1,550.15	\$405.30	\$374.00	\$2,398.82

*= the townhomes have an additional monthly service area fee of \$357 monthly or \$4,284 yearly. This fee includes services such as landscape maintenance and exterior repairs and replacements. Each closed home will have a benefited assessment fee of \$37.38 per month or \$448.56 yearly for garbage disposal and recycling costs.

For more information regarding the East Nassau Stewardship District, please see the website <http://eastnassausd.net/> or contact District Manager, Wrathell Hunt & Associates 561.571.0010.

WILDLIGHT COMMUNITY FOUNDATION

A community covenant is created as a funding structure administered by the Wildlight Community Foundation, Inc., being formed as a not-for-profit organization ("Foundation"), with a mission and authority to initiate programs, activities, and services to preserve and enhance the environment and quality of life in Nassau County. The foundation will receive a transfer fee upon the sale of properties within Wildlight equivalent to ½ of 1% or .5% of the gross sales price, but not to exceed \$2,500.

When you own a property in Wildlight, you become a part of a community that includes Wildlight Residential Properties, the East Nassau Stewardship District, and Wildlight Community Foundation that collectively establish a smart, sustainable approach to maintaining and enhancing the community.

WILDLIGHT.COM | 904.321.1050



Information about fees, taxes, community association and features and programs they support are preliminary and subject to change without notice at the discretion of Wildlight. Wildlight makes no promises or representation concerning the future development. Refer to the community charter for Wildlight Residential Properties, East Nassau Stewardship District, and Wildlight Community Foundation Community Covenant for detailed information. 4/24

A new way to live, work & play.

WILDLIGHT RESIDENTIAL PROPERTIES

Wildlight Residential Properties, Inc. ("Association"), a Florida corporation not-for-profit, is established by Wildlight LLC ("Founder"), and subject to the Community Charter for Wildlight Residential Properties ("Charter") as a governance structure and flexible system of standards and procedures for the development, expansion, use, administration, maintenance and preservation of various residential properties and common areas within Wildlight. The following are examples of programs, recreational amenities and common areas maintained and enhanced by the association:

- ▶ **PARKS** Within Wildlight are neighborhood parks devoted to our residents. These parks will be social gathering spaces for residents, a place for children to play and an extension of outdoor living spaces.
- ▶ **RECREATIONAL POOL FACILITIES** For all residents at Waterbug Park, and a private pool at Del Webb Wildlight.
- ▶ **SOCIAL ENGAGEMENT** Whether it is a movie on Tinker Street, guided trail runs, farmers markets, kids' activities or community festivals, the residential association will include a dedicated Lifestyle Director to organize and plan community events.

Wildlight Residential Properties is also supported by a one-time working capital contribution. Currently estimated to be \$62.33, or 1/6th of the annual master assessment for 2024 payable from the buyer upon closing of the initial home purchase from the builder in Wildlight.

EAST NASSAU STEWARDSHIP DISTRICT

Established by the Florida Legislature and signed into law by Gov. Rick Scott on June 6, 2017, the East Nassau Stewardship District ("District") is a special purpose entity created to operate and maintain basic services for the future community development within the 24,000-acre East Nassau Community Planning Area ("ENCPA").

All District-owned improvements, facilities and public infrastructure such as storm water management systems, utilities, roadways and certain recreational amenities will be open and accessible to the general public, subject to limitations based upon ordinary or customary hours of operation. The District includes the community of Wildlight.

- ▶ **TRAIL NETWORK** A cornerstone to making the natural world a natural part of life will be the trail network within and around Wildlight. Wildlight will be a place where walking and biking are the preferred and will promote the health and well-being of our community.
- ▶ **CONSERVATION HABITAT NETWORK** The District will be responsible for maintaining permanently preserved open space, estimated to be 1,300+ acres within Wildlight Phase 1.
- ▶ **STORM WATER SYSTEMS, UTILITIES & ROADWAYS** The District is established to maintain facilities that are designed and constructed as an interconnected system of infrastructure within the community.
- ▶ **FUTURE PARKS** Plans at Wildlight will include parks that will be available to the public and are currently being planned. Parks may include trails and other park recreational amenities.



DISCLOSURES

Hawthorn Park

As of 6/1/2024

As Wildlight is developed, additional park space, recreational swim facilities and trail networks may be constructed to enhance the community. As the community grows, fees will increase to provide additional maintenance when amenities are completed. The following is the estimate of annual fees for the community based upon the development and maintenance of planned and completed amenities, common areas and District infrastructure and is subject to change.

Product Type	Average LFF	District Assessment	District Debt Assessment	Pool Service Area	Residential Property Association	Annual Total
Bungalow	33	\$188.25	\$767.17	\$405.30	\$374.00	\$1,734.72
Village Home	50	\$269.83	\$1,162.37	\$405.30	\$374.00	\$2,211.50

Each closed home will have a benefited assessment fee of \$37.38 per month or \$448.56 yearly for garbage disposal and recycling costs.

For more information regarding the East Nassau Stewardship District, please see the website <http://eastnassausd.net/> or contact District Manager, Wrathell Hunt & Associates 561.571.0010.

WILDLIGHT COMMUNITY FOUNDATION

A community covenant is created as a funding structure administered by the Wildlight Community Foundation, Inc., being formed as a not-for-profit organization ("Foundation"), with a mission and authority to initiate programs, activities, and services to preserve and enhance the environment and quality of life in Nassau County. The foundation will receive a transfer fee upon the sale of properties within Wildlight equivalent to ½ of 1% or .5% of the gross sales price, but not to exceed \$2,500.

When you own a property in Wildlight, you become a part of a community that includes Wildlight Residential Properties, the East Nassau Stewardship District, and Wildlight Community Foundation that collectively establish a smart, sustainable approach to maintaining and enhancing the community.

WILDLIGHT.COM | 904.321.1050



Information about fees, taxes, community association and features and programs they support are preliminary and subject to change without notice at the discretion of Wildlight. Wildlight makes no promises or representation concerning the future development. Refer to the community charter for Wildlight Residential Properties, East Nassau Stewardship District, and Wildlight Community Foundation Community Covenant for detailed information. 4/24

A new way to live, work & play.

WILDLIGHT RESIDENTIAL PROPERTIES

Wildlight Residential Properties, Inc. ("Association"), a Florida corporation not-for-profit, is established by Wildlight LLC ("Founder"), and subject to the Community Charter for Wildlight Residential Properties ("Charter") as a governance structure and flexible system of standards and procedures for the development, expansion, use, administration, maintenance and preservation of various residential properties and common areas within Wildlight. The following are examples of programs, recreational amenities and common areas maintained and enhanced by the association:

- ▶ **PARKS** Within Wildlight are neighborhood parks devoted to our residents. These parks will be social gathering spaces for residents, a place for children to play and an extension of outdoor living spaces.
- ▶ **RECREATIONAL POOL FACILITIES** For all residents at Waterbug Park, and a private pool at Del Webb Wildlight.
- ▶ **SOCIAL ENGAGEMENT** Whether it is a movie on Tinker Street, guided trail runs, farmers markets, kids' activities or community festivals, the residential association will include a dedicated Lifestyle Director to organize and plan community events.

Wildlight Residential Properties is also supported by a one-time working capital contribution. Currently estimated to be \$62.33, or 1/6th of the annual master assessment for 2023 payable from the buyer upon closing of the initial home purchase from the builder in Wildlight.

EAST NASSAU STEWARDSHIP DISTRICT

Established by the Florida Legislature and signed into law by Gov. Rick Scott on June 6, 2017, the East Nassau Stewardship District ("District") is a special purpose entity created to operate and maintain basic services for the future community development within the 24,000-acre East Nassau Community Planning Area ("ENCPA").

All District-owned improvements, facilities and public infrastructure such as storm water management systems, utilities, roadways and certain recreational amenities will be open and accessible to the general public, subject to limitations based upon ordinary or customary hours of operation. The District includes the community of Wildlight.

- ▶ **TRAIL NETWORK** A cornerstone to making the natural world a natural part of life will be the trail network within and around Wildlight. Wildlight will be a place where walking and biking are the preferred and will promote the health and well-being of our community.
- ▶ **CONSERVATION HABITAT NETWORK** The District will be responsible for maintaining permanently preserved open space, estimated to be 1,300+ acres within Wildlight Phase 1.
- ▶ **STORM WATER SYSTEMS, UTILITIES & ROADWAYS** The District is established to maintain facilities that are designed and constructed as an interconnected system of infrastructure within the community.
- ▶ **FUTURE PARKS** Plans at Wildlight will include parks that will be available to the public and are currently being planned. Parks may include trails and other park recreational amenities.