wildlight

FLORIDA LOWCOUNTRY

BE WELL
THINK WILD

ASSESSMENTS & FEE DISCLOSURES

Bellflower

As of 9/1/2026

When you own property in Wildlight, you become part of a master planned community guided by a comprehensive governing structure. This framework comprises of the Community Charter for Wildlight Residential Properties TWO, the Wildlight Residential Association TWO, Inc., the East Nassau Stewardship District and the Community Covenant for Wildlight Community Foundation Inc. Together, these entities ensure a smart, sustainable approach to maintaining and enhancing the community.

As Wildlight develops, amenities, parks, trails, and infrastructures will be built. During this development period, assessments will increase to provide for the additional operating and maintenance expenses. The following is an estimate of the annual assessments and fees.

- **WILDLIGHT RESIDENTIAL ASSOCIATION TWO INC.**
  Annual assessment is $400.00.
- **WILDLIGHT RESIDENTIAL ASSOCIATION TWO INC. WORKING CAPITAL ASSESSMENT**
  One-time assessment of $66.67 from first homeowner.
- **WILDLIGHT OAK HAMMOCK AMENITY SERVICE AREA**
  Upon completion of this amenity, annual assessment is estimated to be $400.00.
- **WASTE REMOVAL FEE**
  Annual fee is estimated to be $525.00.
- **EAST NASSAU STEWARDSHIP DISTRICT**
  Annual assessments are paid as a non-ad valorem assessment on the annual Nassau County Tax Collector bill. These include Operation & Maintenance, Special Revenue Fund and Bond Debt Service assessments.
  Single-Family 50’ Lot: $1,759.91
  Single-Family 60’ Lot: $2,088.30
  Single-Family 70’ Lot: $2,377.88
- **WILDLIGHT COMMUNITY FOUNDATION, INC. COMMUNITY ENHANCEMENT FEE**
  The Foundation collects a Resale Transfer Fee of 0.5% of the home’s gross selling price and may not exceed $10,000.

The information contained herein is presented for informational purposes only. Wildlight Residential Association Inc., Wildlight Residential Association TWO, Inc., East Nassau Stewardship District and Wildlight Community Foundation are governed by each respective board. Budgets, assessments and fees are approved by each governing entity's board and are subject to change without notice. Wildlight makes no promises or representation concerning future development. For detailed information, refer to the community charter for Wildlight Residential Properties TWO, East Nassau Stewardship District, and Community Covenant for Wildlight Foundation, Inc. 9/26

WILDLIGHT LIVING AT A GLANCE

Here are a few highlights when you call Wildlight home:

- **DEDICATED LIFESTYLE PROGRAMMING:** Our Lifestyle Director curates a year-round calendar of engaging activities, including outdoor movies, live music, trail runs, farmers markets, youth activities, educational workshops, and seasonal festivals.
- **AMENITIES:** Development is underway for our upcoming community amenities which will feature a clubhouse, resort-style pool, fully equipped fitness center, and multiple recreational areas.
- **NEIGHBORHOOD PARKS:** Thoughtfully designed parks throughout Wildlight serve as natural extensions of your home, offering perfect spots for neighbors to gather and children to play.
- **GREEN RIBBON TRAIL:** Walking and biking are the preferred ways to get around in Wildlight. Our extensive trail system seamlessly connects the community to promote healthy, active living.
- **WILDLIGHT GREENWAYS AND CONSERVATION HABITAT NETWORK:** Wildlight has dedicated over 11,000 acres to open space conservation land.
- **INTEGRATED INFRASTRUCTURE:** Wildlight ensures the seamless maintenance of our interconnected roadways, multi-use paths, utilities, and stormwater systems to support a well-functioning community.

WILDLIGHT COMMUNITY GOVERNANCE OVERVIEW

COMMUNITY CHARTER FOR WILDLIGHT RESIDENTIAL PROPERTIES TWO

The Charter, commonly known as a Declaration, establishes a governance structure and flexible system of standards and procedure for the development, expansion, use, administration, maintenance, and preservation of various residential properties and common areas within Wildlight. A key component of the governance structure is the Wildlight Residential Association TWO, Inc. (“Association”), a Florida not-for-profit corporation, which the Founder has established to administer and enforce this Charter, Governing Documents and to own, operate, and/or maintain such common areas, community improvements along with offering lifestyle programming.

EAST NASSAU STEWARDSHIP DISTRICT

The District is an independent special district consisting of 23,600+ acres of land within the East Nassau Community Planning Area (“ENCPA”). The District is a local unit of special-purpose that provides, plans, implements, constructs, services, maintains and finances as a local government management entity. All District-owned improvements, facilities and infrastructure such as stormwater management systems, utilities, roadways, and certain recreational amenities are open and accessible to the public.

WILDLIGHT COMMUNITY FOUNDATION, INC.

The Community Covenant for Wildlight Community Foundation, Inc. is a 501(c)(3) not-for-profit corporation. The Foundation establishes an evergreen funding source through the collection of Community Enhancement and Public Benefit Fees that supports innovative community art, events and educational programs designed to enrich the local community and uplift the Northeast Florida region.

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