



HOA | What's Included?

The following represents a sample of many items covered under the homeowners association fee for single family homes.

Estimated Monthly Amounts in 2026:

HOA fee: \$258/month. After Amenities Open: \$308/month.

HOMEOWNER ITEMS Provided by the Association

Lawn Maintenance

Regular mowing
Edging
Blowing
Bed maintenance
Shrub trimming 2x per year
Pine straw 2x per year
Turf treatments 5x per year

Access to Amenities

Fitness center
Yoga room in outdoor lawn
Gathering spaces
Indoor lap pool
Resort style outdoor pool
Pickleball court
Wi-fi in the clubhouse
On-site Lifestyle Director
Outdoor kitchen and grill
Outdoor amphitheatre
1 gig internet with premium wi-fi,
one modem and wireless router
100% fiber optic network
Pocket parks

COMMON COMMUNITY ITEMS Provided by the Association

Grounds Maintenance

General and landscape maintenance
for common areas and grounds
Irrigation maintenance
Pond maintenance

Utilities

Irrigation - select common
areas and plant beds
Electricity and lights

Reserves

Repair and replacement

Professional Services

Association management
Lifestyle management
Accounting services
Audit and tax filing
Legal - general

Insurance

Common area insurance
Directors and officers coverage
General liability
Workers compensation

Recreation Center Services

Electricity, water, and sewer
Telephone, cable and Internet
Janitorial services and supplies
Fitness equipment maintenance
Exterminating and landscaping
Fire and safety systems
Furniture repair/replacement
Interior/Exterior maintenance