



FLORIDA LOWCOUNTRY LIVING

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.** Exclusive to residents of Wildlight, a pool, lawn, and large deck area will be available.
- **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.
- **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 \$108.34, or 1/6th of the annual dues assessment for 2018 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.

- **Conservation Habitat Network.** The District will be responsible for maintaining permanently preserved open space, estimated to be 350 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.



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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 year 2018 estimate of annual fees for the community based upon the development and maintenance of planned and completed amenities, common areas and District infrastructure.

East Nassau Stewardship District and Wildlight Residential Properties Estimated Fee Structure Range, subject to change:

Residential Categories	Wildlight Residential Properties	Stewardship District O&M	Estimated Range		Total Estimated	
			District Debt Assessment	District Debt Assessment	Range of Annual Association and District Fees	
Townhomes*	\$650	\$175	\$660	\$750	\$1,485	\$1,575
Garden Homesites	\$650	\$250	\$990	\$1,125	\$1,890	\$2,025
Cottage Homesites	\$650	\$250	\$990	\$1,125	\$1,890	\$2,025
Village Homesites	\$650	\$280	\$1,210	\$1,375	\$2,140	\$2,305
Manor Homesites	\$650	\$360	\$1,540	\$1,750	\$2,550	\$2,760

* = the townhome estimates exclude service area assessments for additional services such as landscape maintenance, exterior repairs and replacements.

In consideration of the timing of the community pool amenity opening in 2019, Wildlight will reduce the property owners' association annual dues assessment during 2018 by 50%.

The initial assessments of the East Nassau Stewardship District are anticipated to appear on the Nassau County Property Tax billings that become payable in November 2018 and due no later than March 31, 2019.

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.

FLORIDA LOWCOUNTRY FOUNDATION

A community covenant is created to an administrative and funding structure administered by the Florida Lowcountry Foundation, Inc., 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 1/2 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 Florida Lowcountry Foundation that collectively establish a smart, sustainable approach to maintaining and enhancing the community.

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 FLORIDA LOWCOUNTRY COMMUNITY COVENANT FOR DETAILED INFORMATION.

TOWNHOME
INCLUDED FEATURES

HOA MAINTENANCE FREE LIVING

- Maintained Landscaping and Irrigation
- Termite Bond
- Pest Control
- All Exterior Building Maintenance and Cleaning

SITE CHARACTERISTICS

- Professional Landscape Package w/fully soded yard
- City Water and Sewer
- Concrete Driveway
- Natural Gas Community

EXTERIOR DETAILS

- Full Hardie Cementitious Siding
- Limited Lifetime Architectural Shingles
- Six Panel Fiberglass Front Entry Door w/ Satin Nickel Finish Handle Set
- Dead Bolt on Exterior Doors
- Maintenance Free Vinyl Porch Ceilings, Fascia & Soffits
- Weatherproof GFI Outlets at Exterior
- 2 Hose Bibs
- Doorbell and Chime

INTERIOR FINISHES

- Raised Two Panel Interior Doors Throughout
- 8' Tall Doors & Room Openings on First Floor, 6'8" Tall Downrs & Rooms Openings on Second Floor
- 9' Ceilings first floor, 8' Ceilings second floor
- Custom Wood Window Sills Throughout
- 3 1/2" Baseboard, 2 1/4" Door Casing Throughout
- Knock Down Texture Finish on Ceilings
- 18" x 18" Ceramic Tile in Foyer, Laundry & Gathering Room
- Ceiling Fan Pre-Wire in Gathering Room, All Bedrooms & Lanai (Per Plan)
- Luxurious Carpet w/6 lb pad, 10 Year Quality Assurance Warranty and Inherent Stain Resistance
- ClosetMaid™ Ventilated Vinyl Shelving at All Bedroom Closets
- Smooth Drywall Finish on All Walls

TECHNOLOGICAL ADVANTAGES

- Full Security System w/Keypad
- Contacts at All 1st Floor Windows & Doors
- Structured Wiring Package Compatable with Community HTTP Fiber (See attached specs)

KITCHENS/BATHS

- Custom Wood Cabinetry with 42" Uppers at Kitchen with Crown Moulding
- Island Unit in Kitchen
- Ventilated Vinyl Shelving in Pantry
- Undermount Stainless Steel 60/40 Double Basin Sink w/ MOEN® Arbor Chrome Valve at Kitchen
- MOEN® Chateau Chrome Centerset Faucets - Secondary Baths
- MOEN® Brantford Chrome Widespread Faucets - Master Bath
- Level One Granite Countertops in Kitchen (Multiple Color Options)
- GE Stainless Appliance Package with Efficient Gas Range, Microwave/Hood Combo, & Dishwasher
- 1/2 HP Garbage Disposal
- LED Recessed Can Lighting in Kitchen
- Ice-Maker Connection
- 18" x 18" Ceramic Tile Flooring in All Bathrooms, Kitchen & Dining
- LG HI-MACS Countertops in All Baths
- Raised Vanity in All Baths
- Sterling Vikrell Tub/Shower Combo at Secondary Baths
- Large Walk-In Shower w/ Tile Surround, Framed Glass Shower Enclosure at Master Bath
- Full Width Vanity Mirrors in All Baths
- Elongated Toilets in All Baths

ENERGY SAVING FEATURES

- High Efficiency Radiant Barrier Roof Sheathing
- R-30 Ceiling, R-13 Exterior Wall Insulation
- Double Glazed Vinyl Insulated Low-E Windows w/ Screens
- High Efficiency 14 SEER HVAC System
- Energy Efficient Off Ridge Roof Venting
- Sill Seal Floor Plate Insulation
- Innovative ZIPSystem™ with Built-In Protective Overlay

WARRANTY

- 2-10 Home Buyers Warranty
- Borate Termite Treatment with Repair & Replacement Warranty & 1 Yr.Repair Bond

PERSONAL DESIGN TIME

- One hour consultation Plan Review with Architectural Designer
- Up to Two Hours with Design Studio Manager for Color & Finish Selections
- Frame Walk & New Home Orientation



JASPER 1365 sf



2



2.5



Opt. 2



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dostiehomes.com

wildlight@dostiehomes.com



JASPER 1365 sf



2

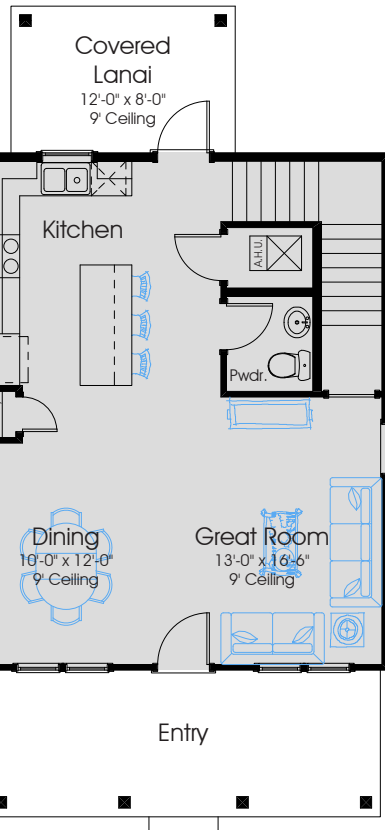
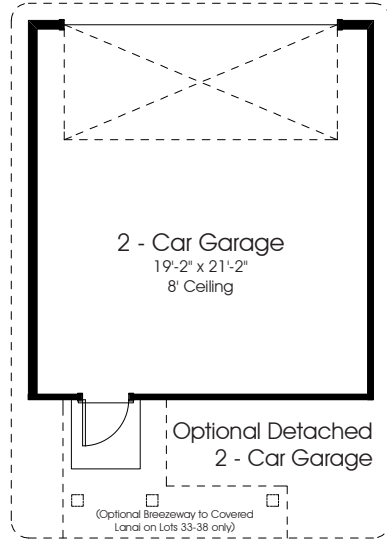


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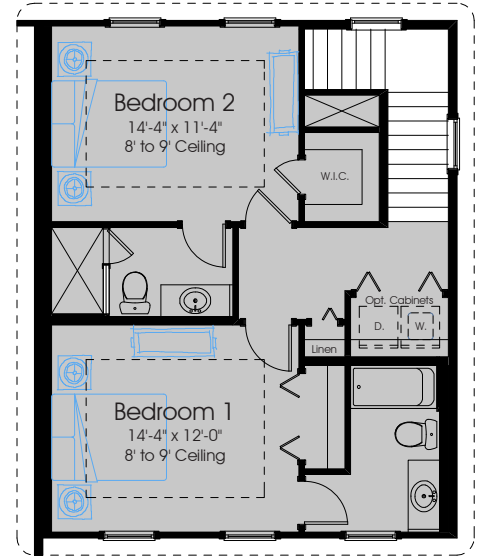


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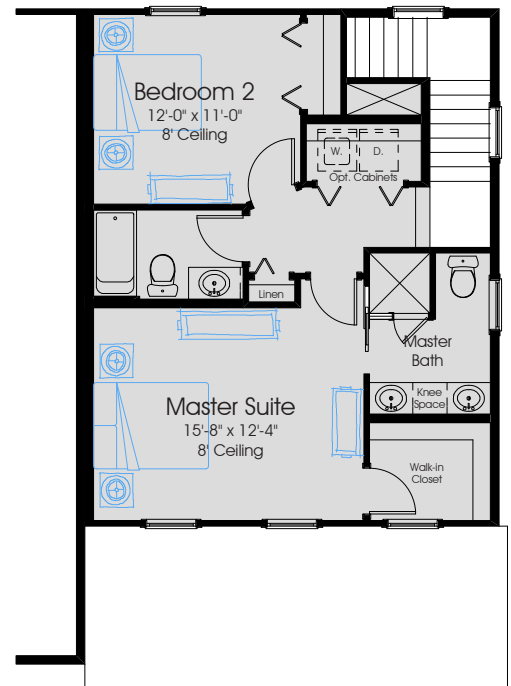
1ST FLOOR A/C:	720
2ND FLOOR A/C:	645
TOTAL A/C:	1365
COVERED PORCHES:	322



First Floor Plan



ALTERNATE Second Floor Plan



Second Floor Plan





CAROLINA 1570 sf



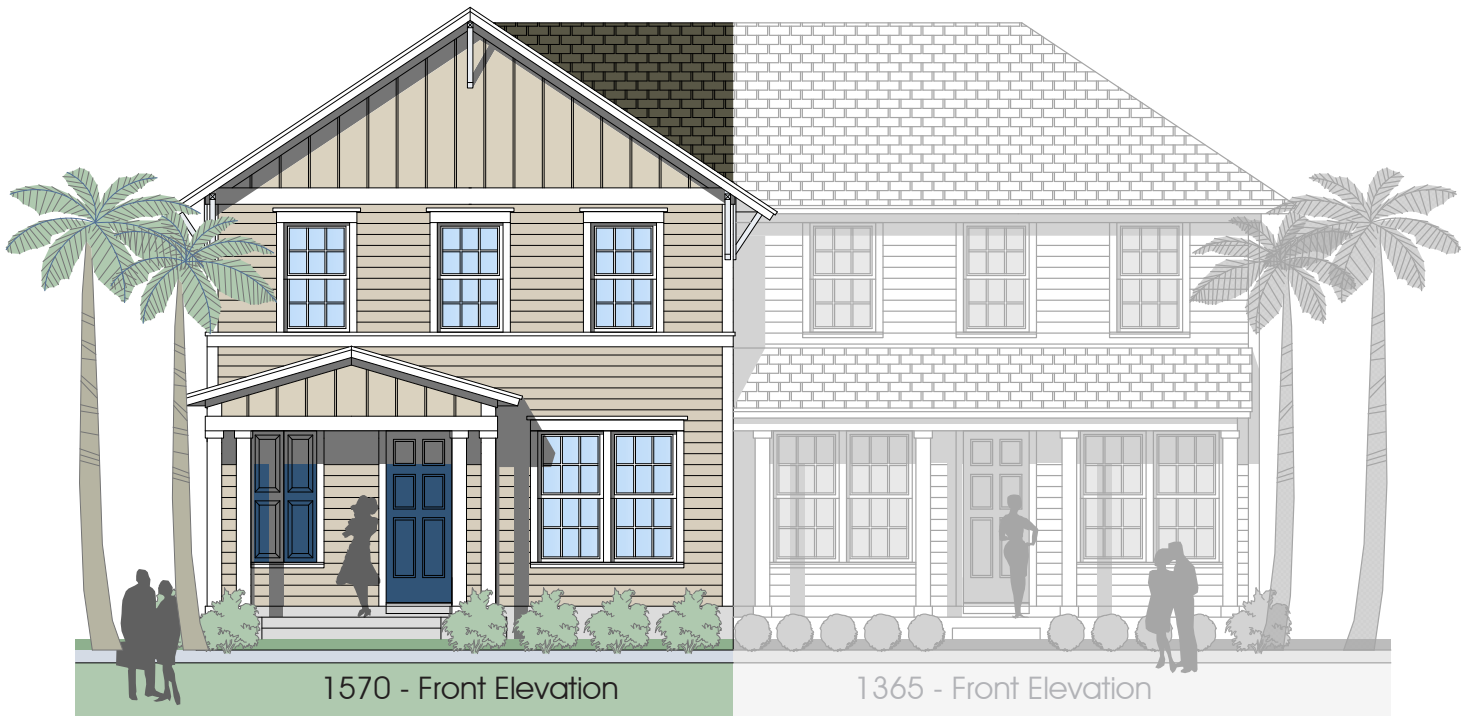
3



2.5



Opt. 2



1570 - Front Elevation

1365 - Front Elevation

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w dostiehomes.com

e wildlight@dostiehomes.com



CAROLINA 1570 sf



3

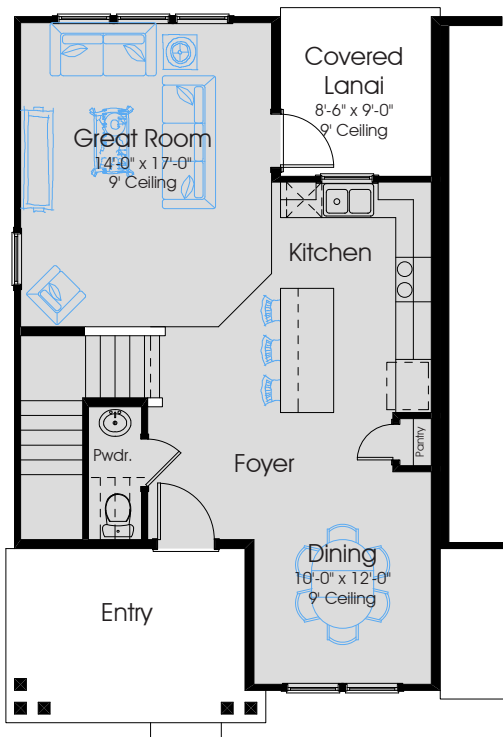
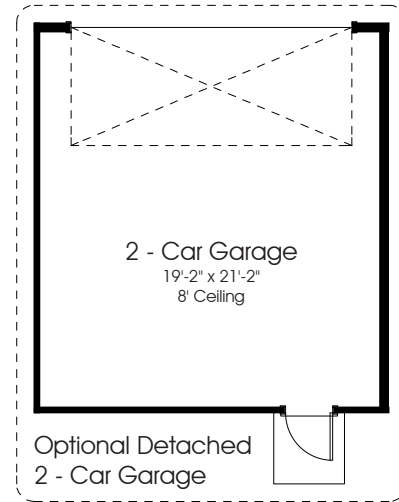


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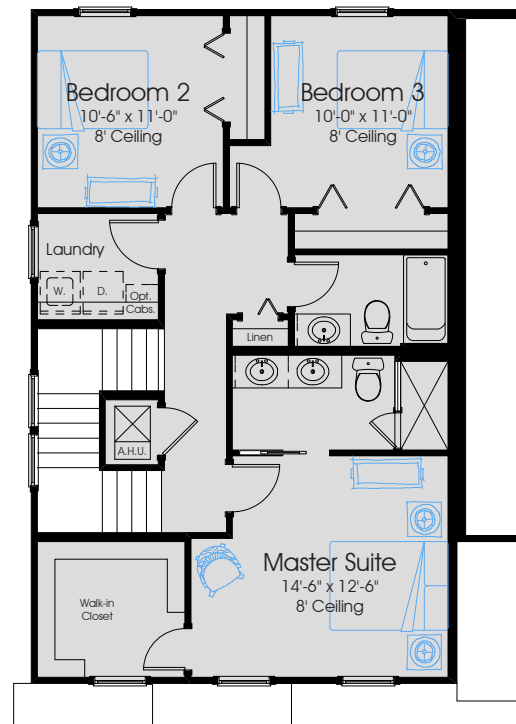


Opt. 2

1ST FLOOR A/C:727
 2ND FLOOR A/C:843
 TOTAL A/C:1570
 COVERED PORCHES:203



First Floor Plan



Second Floor Plan





PIEDMONT 1632 sf



3



2.5



Opt. 2



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PIEDMONT 1632 sf



3

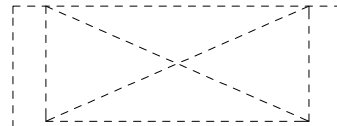


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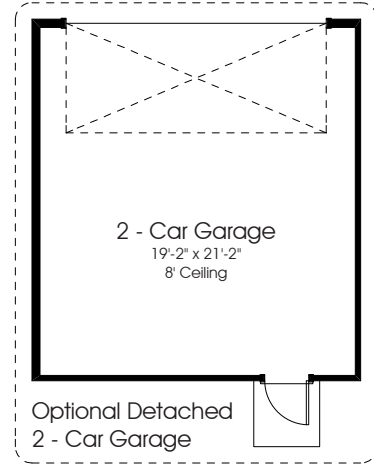


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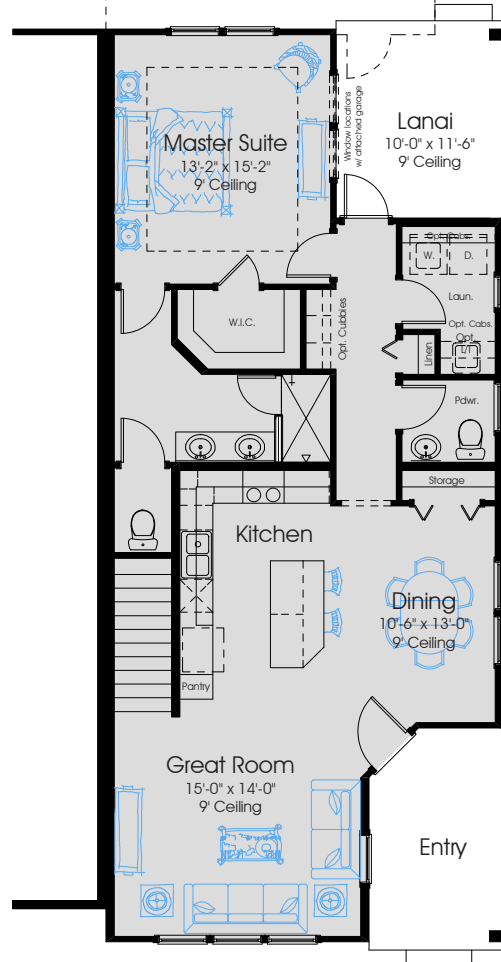
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2ND FLOOR A/C:	515
TOTAL A/C:	1632
COVERED PORCHES:	214



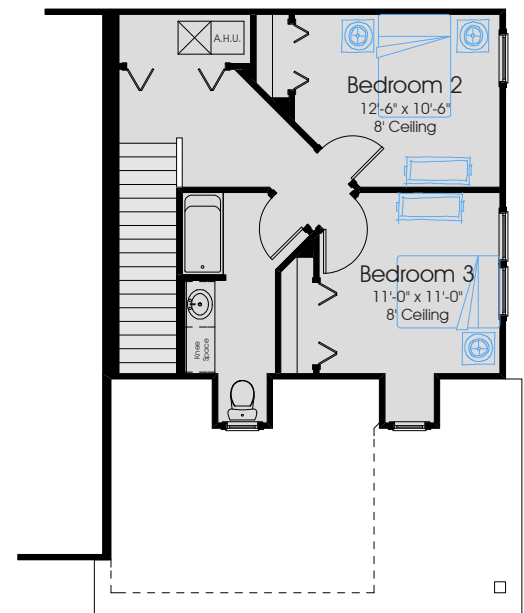
Optional Attached
2 - Car Garage
19'-2" x 22'-0"
8' Ceiling
(Available on Lots 33-38 only)



Optional Detached
2 - Car Garage



First Floor Plan



Second Floor Plan

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CBC# 1258744



TYBEE 1720 sf



3



2.5



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3

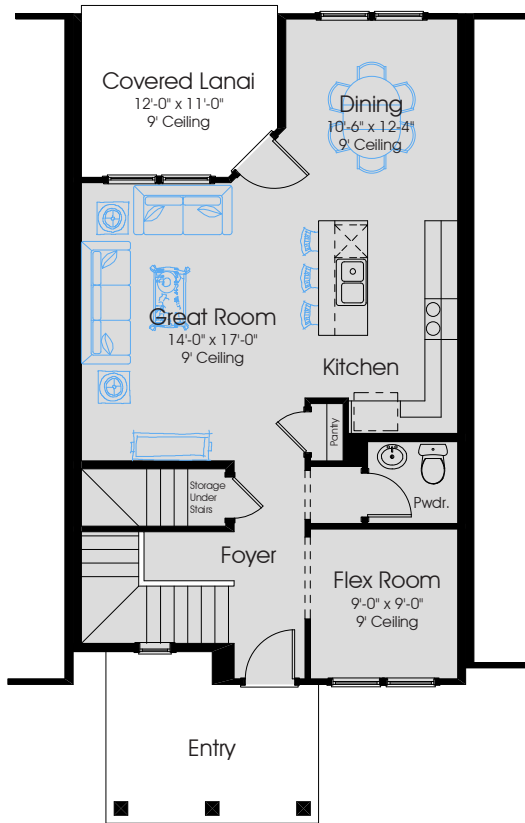
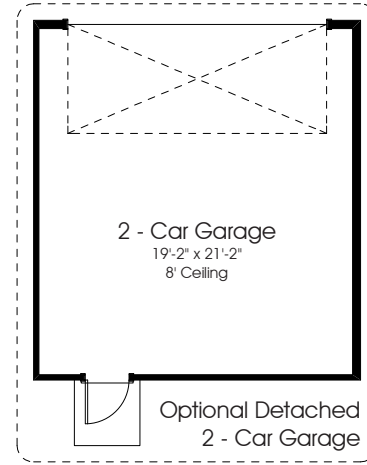


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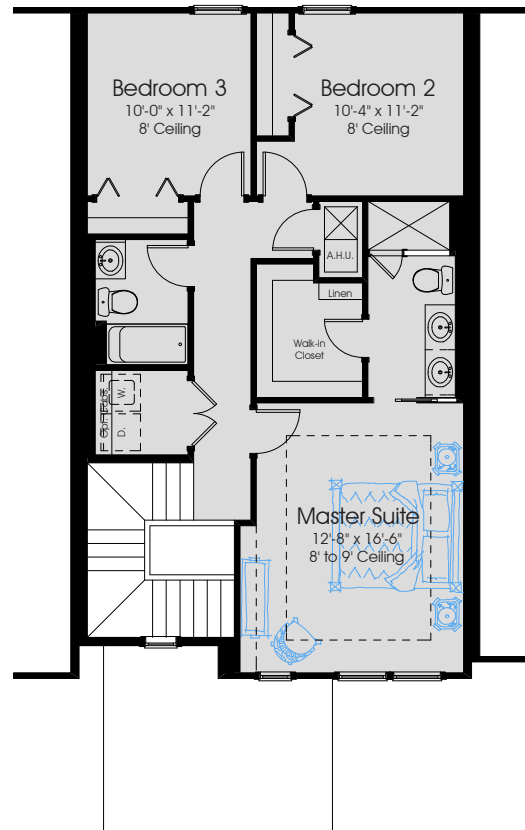


Opt. 2

1ST FLOOR A/C:	848
2ND FLOOR A/C:	872
TOTAL A/C:	1720
COVERED PORCHES:	228



First Floor Plan



Second Floor Plan





DORCHESTER 1780 sf



3



2.5



Opt. 2



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3

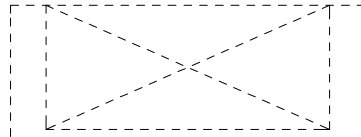


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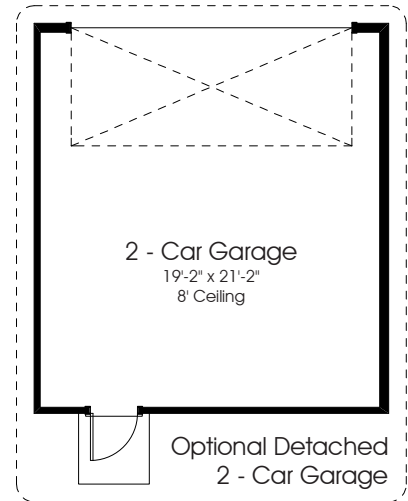


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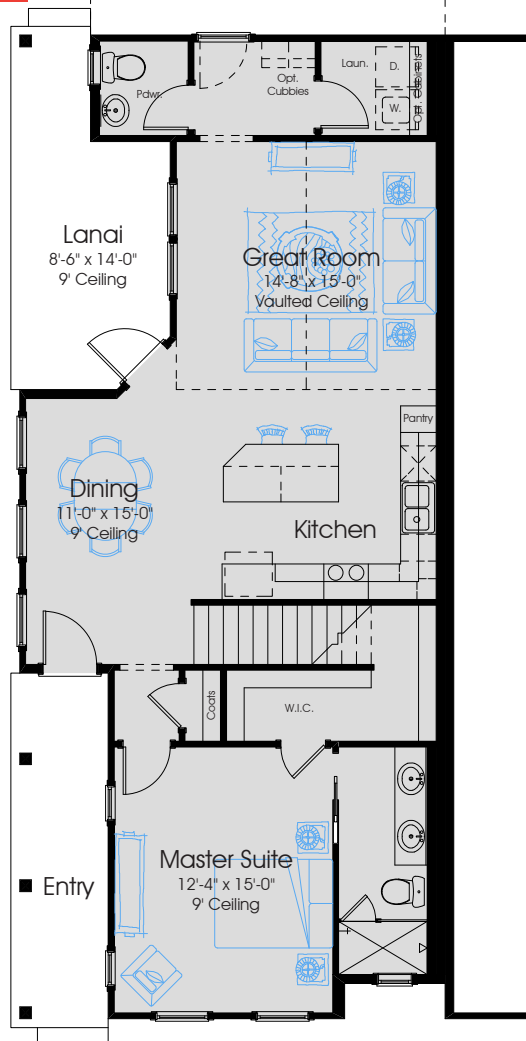
1ST FLOOR A/C:	1087
2ND FLOOR A/C:	693
TOTAL A/C:	1780
COVERED PORCHES:	235



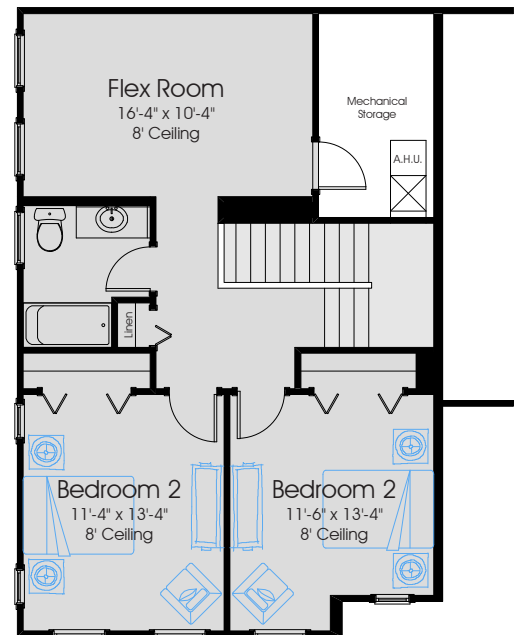
Optional Attached
2 - Car Garage
19'-2" x 22'-0"
8' Ceiling
(Available on Lots 33-38 only)



2 - Car Garage
19'-2" x 21'-2"
8' Ceiling



First Floor Plan



Second Floor Plan





BERKLEY 1806 sf



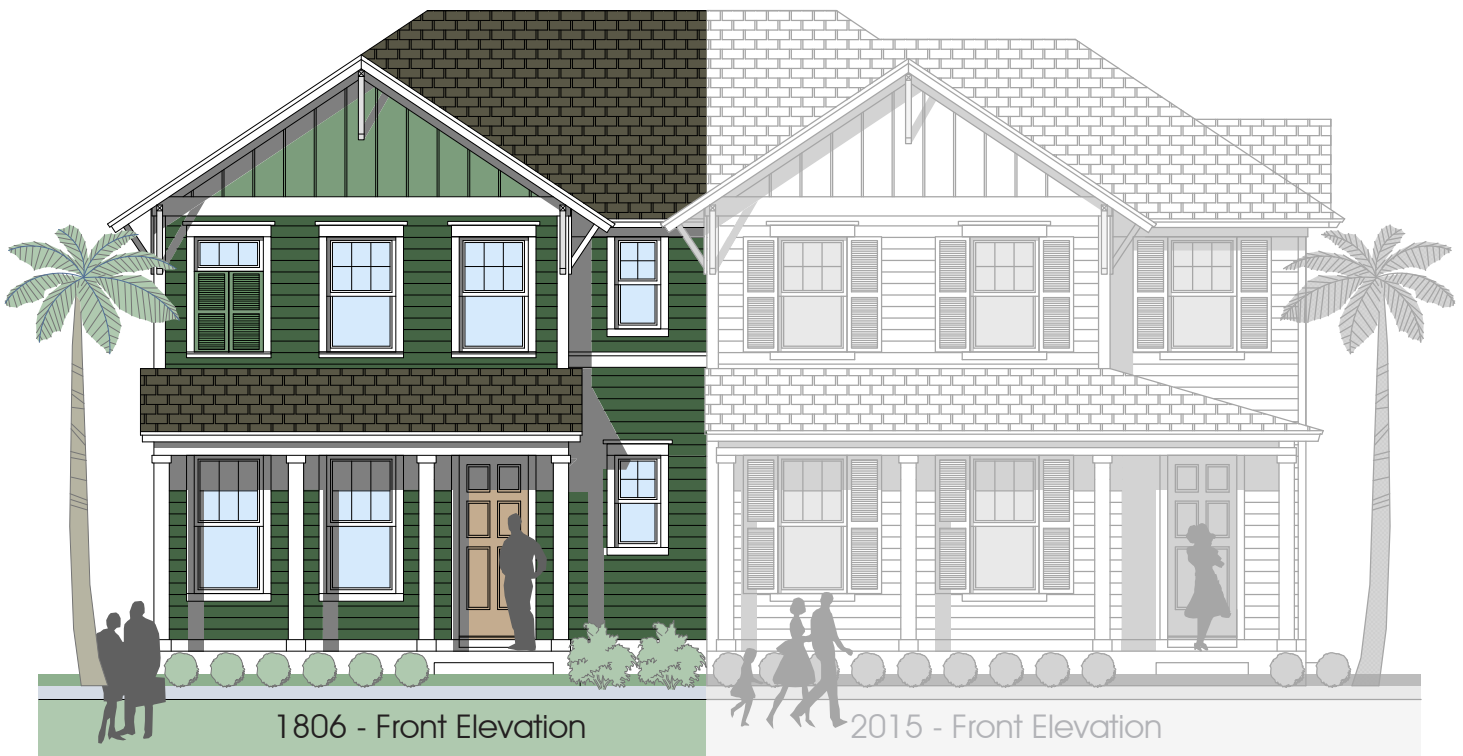
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2.5



Opt. 2



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BERKLEY 1806 sf



3

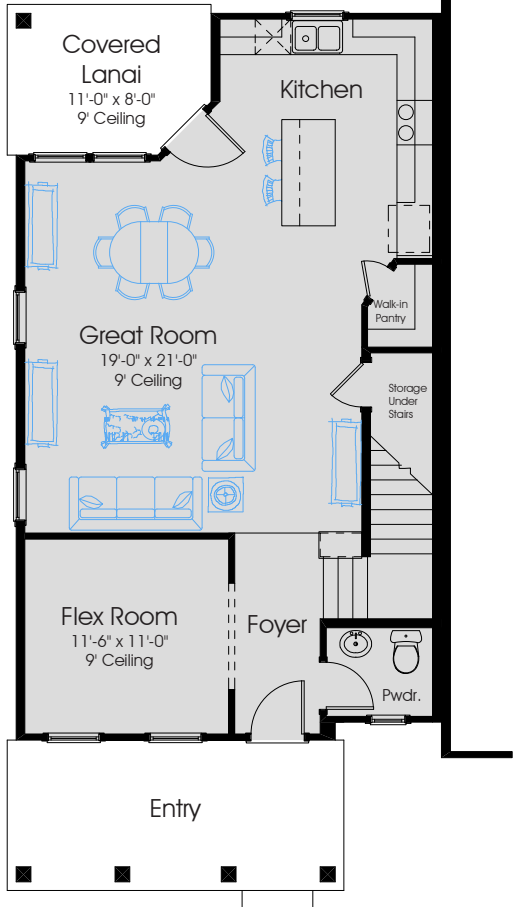
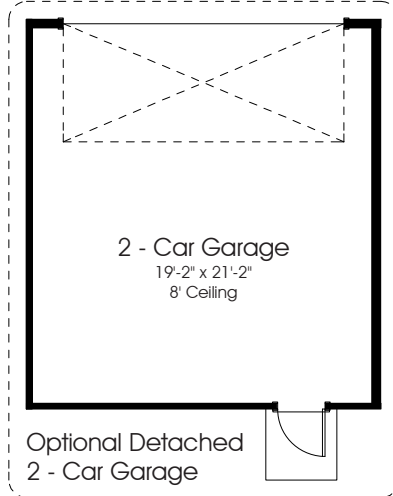


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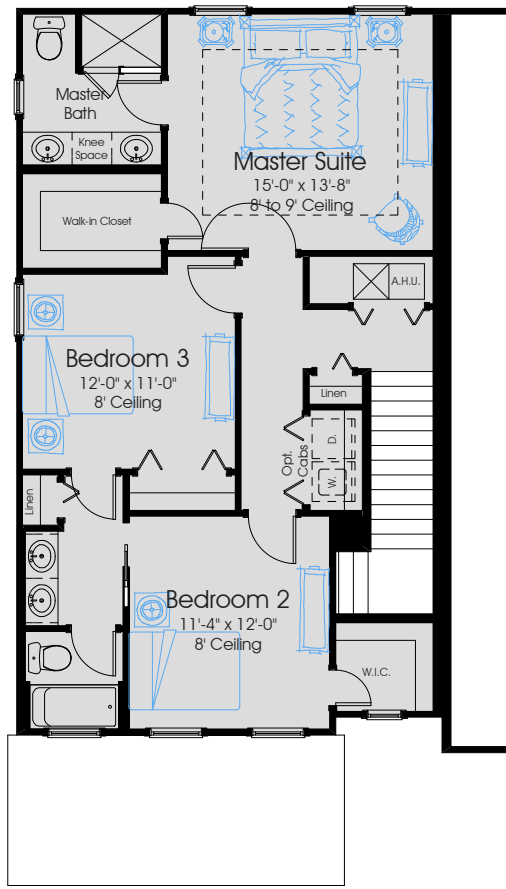


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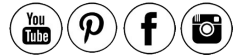
1ST FLOOR A/C:	894
2ND FLOOR A/C:	912
TOTAL A/C:	1806
COVERED PORCHES:	227



First Floor Plan



Second Floor Plan





SAVANNAH 1883 sf



3



2.5



Opt. 2



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SAVANNAH 1883 sf



3

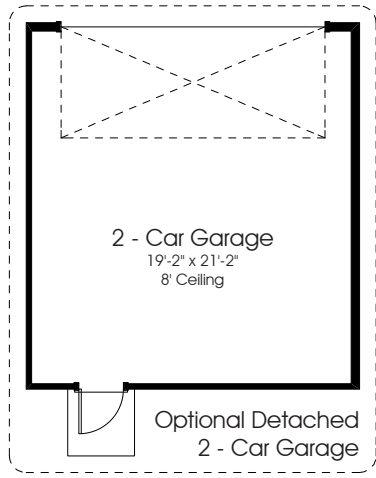


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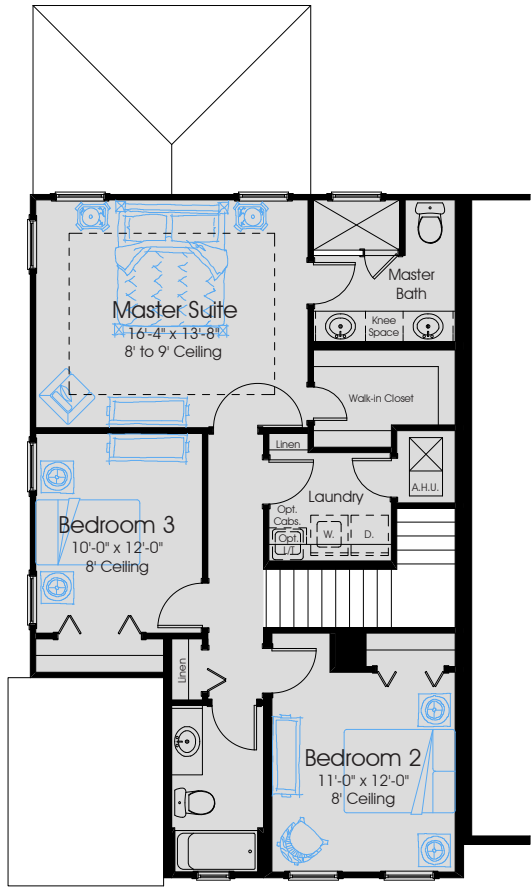


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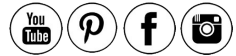
1ST FLOOR A/C:970
 2ND FLOOR A/C:913
 TOTAL A/C:1883
 COVERED PORCHES:208



First Floor Plan



Second Floor Plan





CHARLESTON 2015 sf



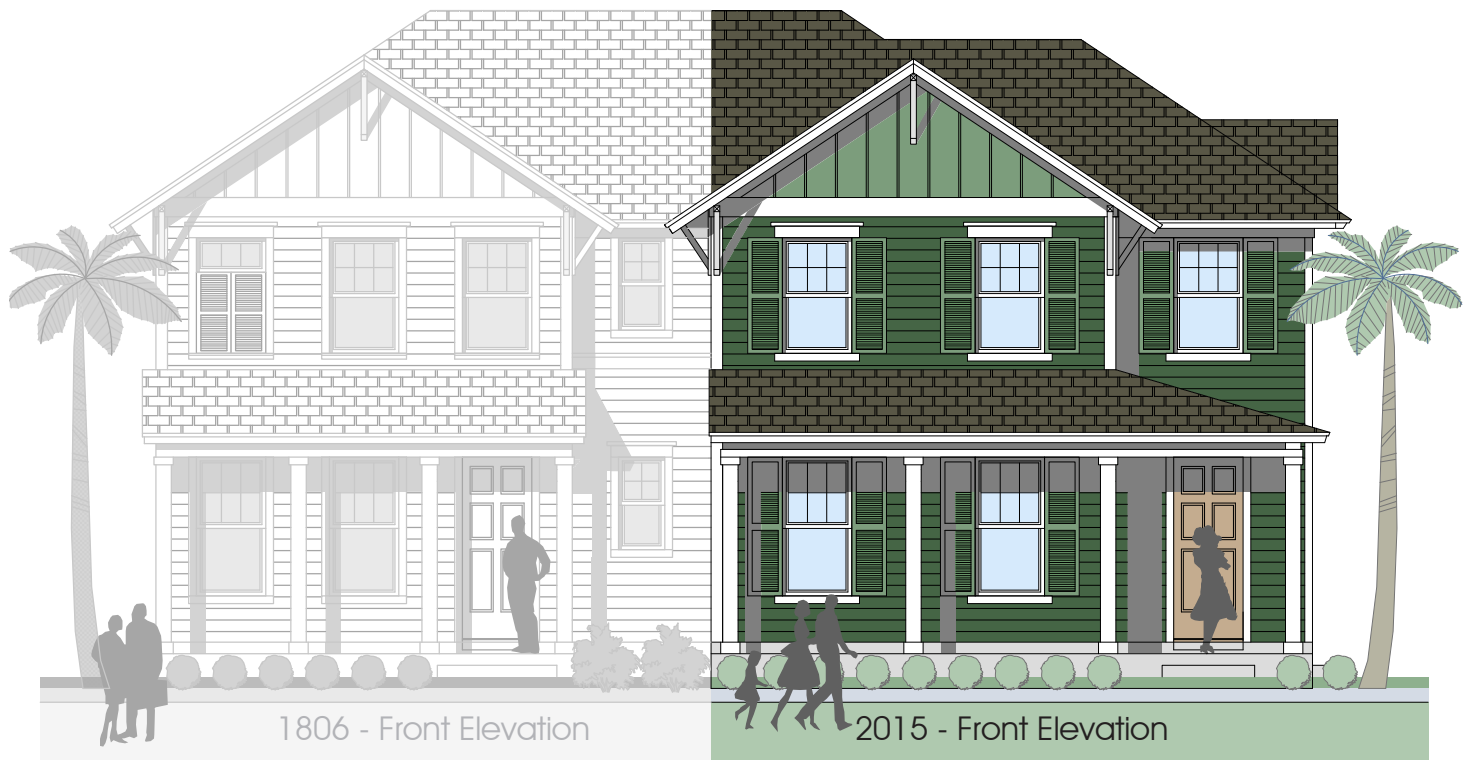
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2.5



Opt. 2



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4

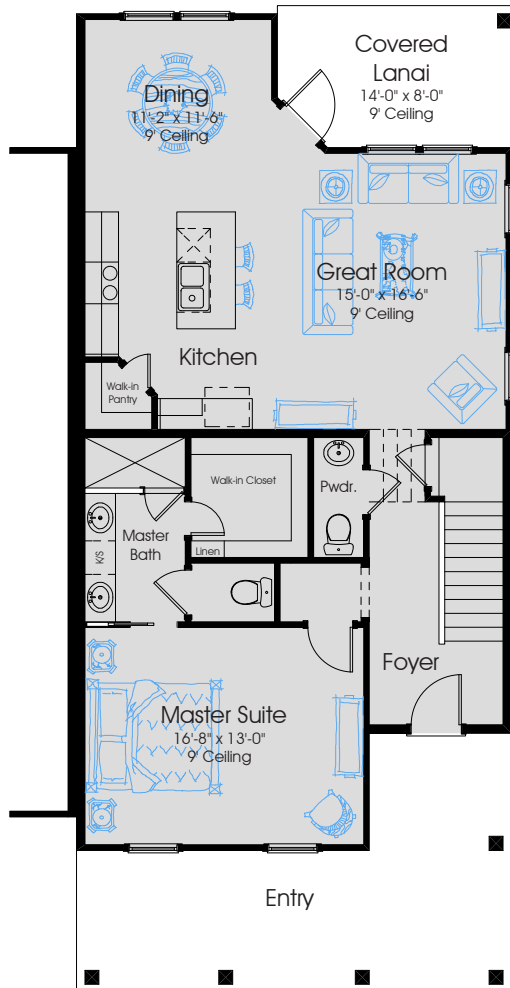
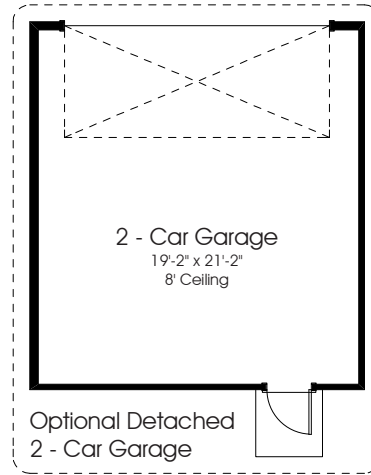


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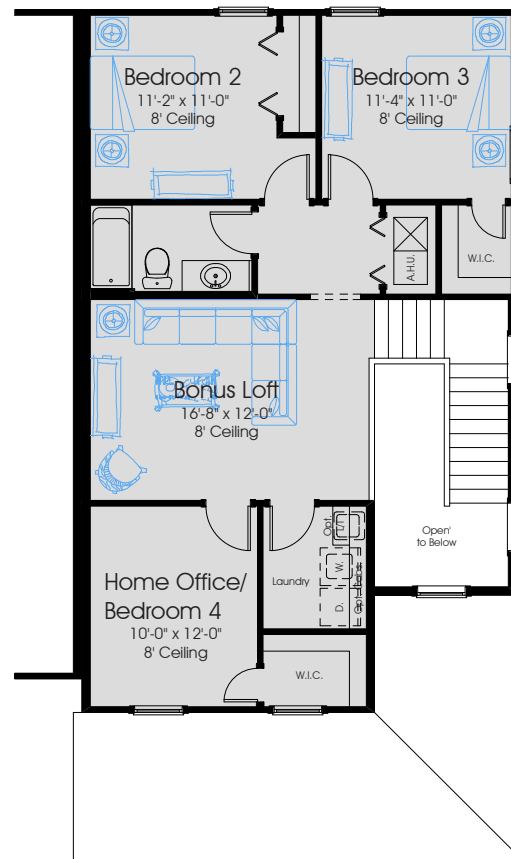


Opt. 2

1ST FLOOR A/C:	1133
2ND FLOOR A/C:	882
TOTAL A/C:	2015
COVERED PORCHES:	363



First Floor Plan



Second Floor Plan



SITE CHARACTERISTICS

- Professional Landscape Package w/fully soded yard
- City Water and Sewer
- Concrete Driveway & Walkway to Home (Per Plan)
- Natural Gas Community

EXTERIOR DETAILS

- Full Hardie Cementitious Siding
- Limited Lifetime Architectural Shingles
- Six Panel Fiberglass Front Entry Door w/ Satin Nickel Finish Handle Set
- Dead Bolt on Exterior Doors
- Maintenance Free Vinyl Porch Ceilings, Fascia & Soffits
- Weatherproof GFCI Outlets at Exterior
- 2 Hose Bibs
- Doorbell and Chime
- 2 Car Garages with one opener and remote
- Carriage Light prewire at Garage

INTERIOR FINISHES

- Raised Two Panel Interior Doors Throughout
- 8' Tall Doors & Room Openings on First Floor
- 9' Ceilings first floor, 8' Ceilings second floor
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- 3 1/2" Baseboard, 2 1/4" Door Casing Throughout
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- Ceiling Fan Pre-Wire in Gathering Room, All Bedrooms & Lanai (Per Plan)
- Luxurious Carpet w/6 lb pad, 10 Year Quality Assurance Warranty and Inherent Stain Resistance
- ClosetMaid™ Ventilated Vinyl Shelving at All Bedroom Closets
- Smooth Drywall Finish on All Walls

TECHNOLOGICAL ADVANTAGES

- Full Security System w/Keypad
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- Sterling Vikrell Tub w/Tile Surround in Secondary Baths
- Large Walk-In Shower w/ Tile Surround & Framed Glass Enclosure in Master Bath
- Garden Tub in Master Bath
- Private Water Closet in Master Bath
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- High Efficiency 14 SEER HVAC System
- Energy Efficient Off Ridge Roof Venting
- Sill Seal Floor Plate Insulation
- Innovative ZIPSystem™ with Built-In Protective Overlay

WARRANTY

- 2-10 Home Buyers Warranty
- Borate Termite Treatment with Repair & Replacement Warranty & 1 Year Repair Bond

PERSONAL DESIGN TIME

- Consultation with Architectural Designer for Personalization of Your New Home
- Up to Six Hours with Design Studio Manager for Color & Finish Selections
- Frame Walk & New Home Orientation



3



2

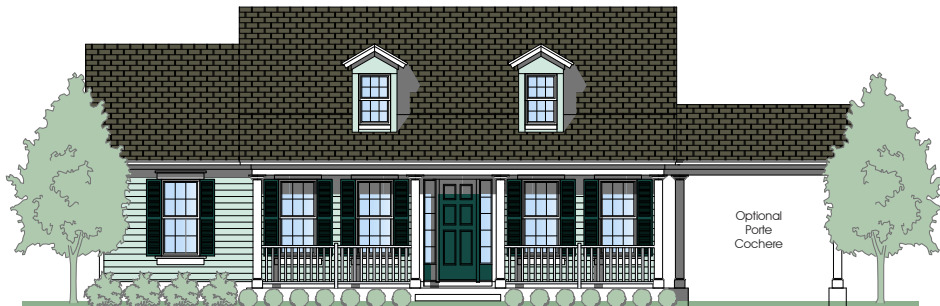


2



Front Elevation

Cottage



Front Elevation

Shown with Optional Porch Railing

Low Country



Front Elevation

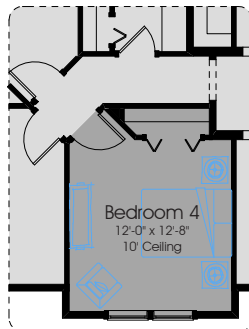
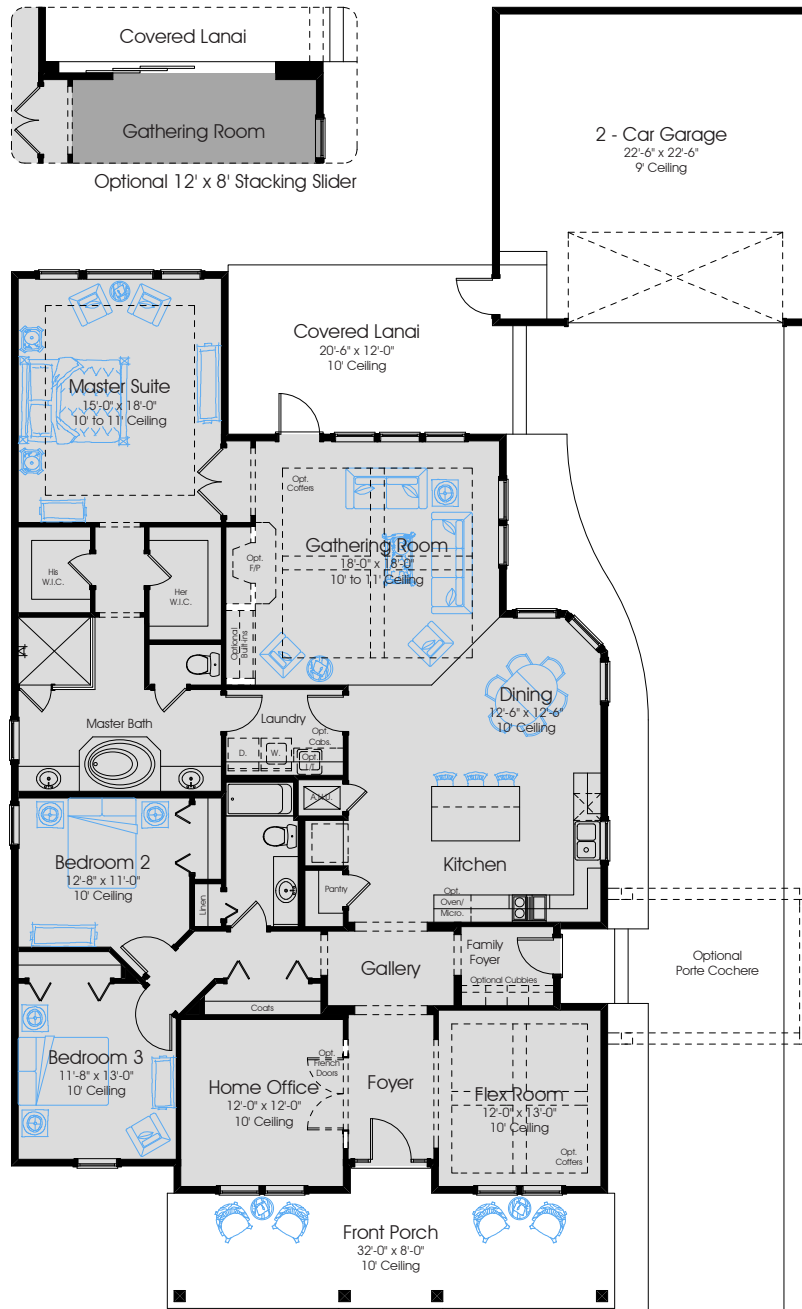
Shown with Optional Porch Railing

Bungalow

In the interest of continuous improvement, and to meet the changing market conditions, the builder reserves the right to modify the plans, specifications and products without notice or obligation. Square footage shown is an estimate and may vary. Depictions of homes and features are artist and designer conceptions. Landscape, interior surfaces and finishes may be decorator suggestions that are not included in the purchase price. This ad contains general information about the community and is not an offer for the purchase of a new home.



TOTAL A/C:.....2500
COVERED PORCHES:.....507
GARAGE:552



Opt. Bedroom 4
i.l.o. Home Office

Floor Plan





3



2.5



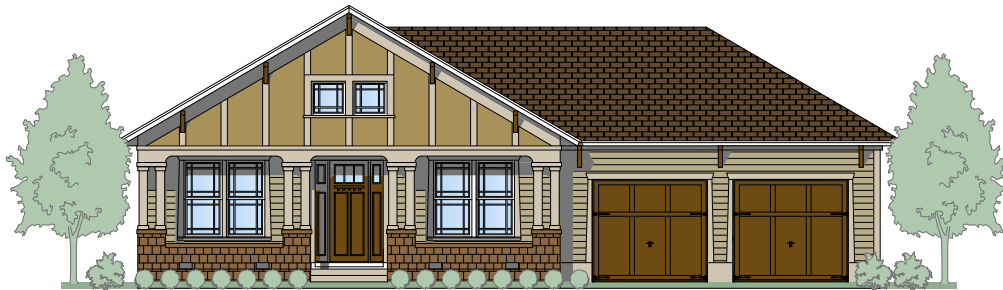
2



Front Elevation

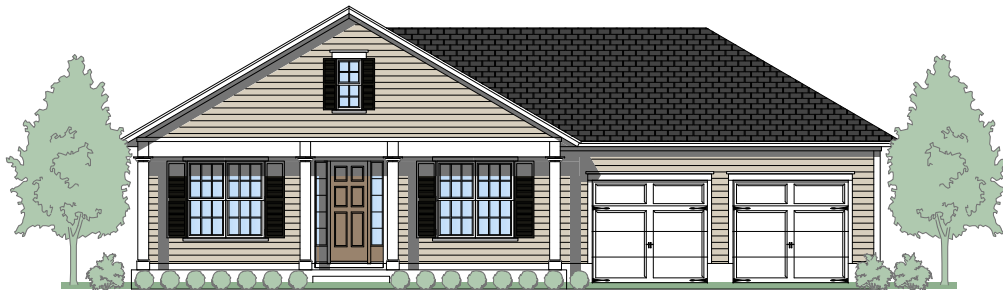
Shown with Optional Porch Railing

Cottage



Front Elevation

Craftsman

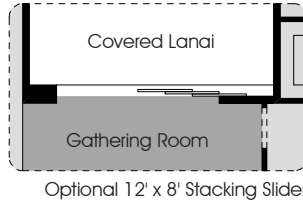


Front Elevation

Low Country

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HAMPTON 2612 sf



TOTAL A/C:2612
 COVERED PORCHES:448
 GARAGE:562





4



3



2



Front Elevation

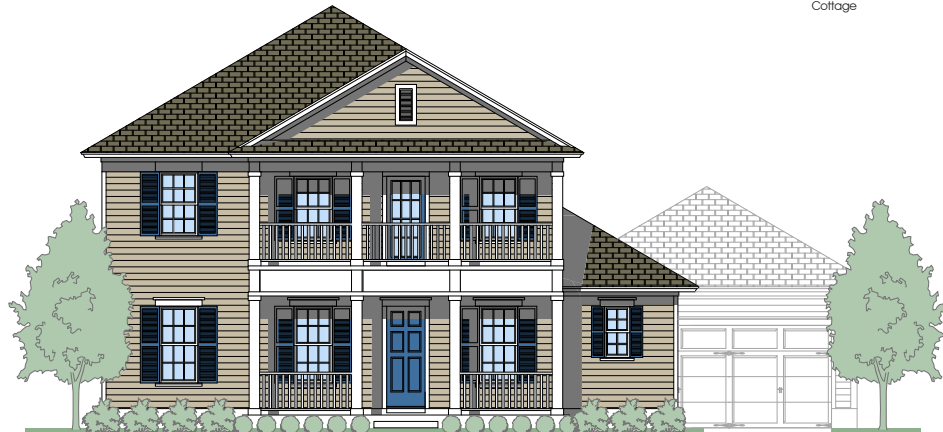
Bungalow



Front Elevation

Shown with Optional Porch Railing

Cottage



Front Elevation

Shown with Optional Porch Railing

Lowcountry

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4

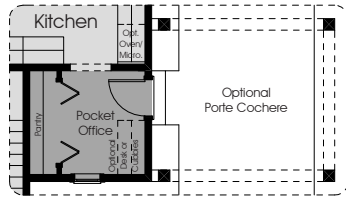


3

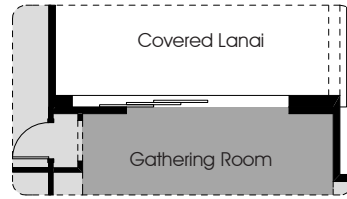


2

1ST FLOOR A/C:	2112
2ND FLOOR A/C:	798
TOTAL A/C:	2910
COVERED PORCHES:	498
GARAGE:	552



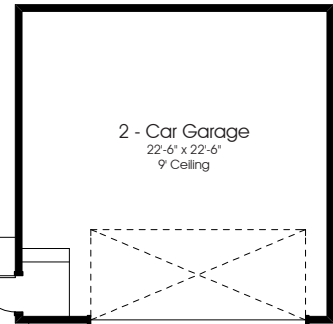
Optional Porte Cochere



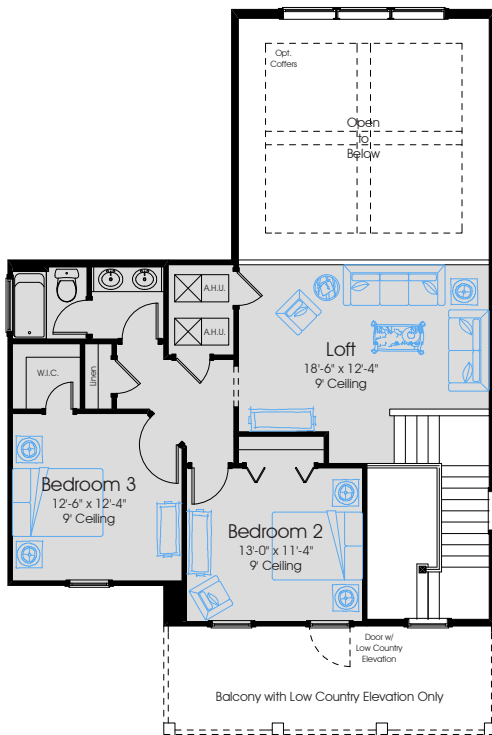
Optional 12' x 8' Stacking Slider



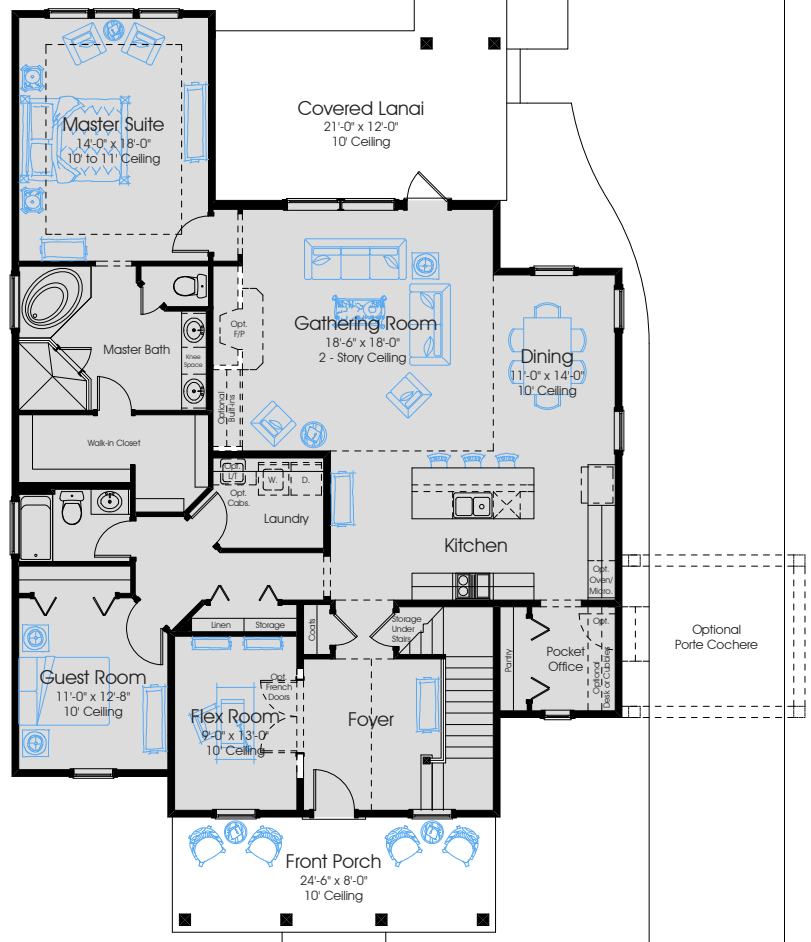
Opt. Home Office
I/O Guest Room



2 - Car Garage
22'-6" x 22'-6"
9' Ceiling



Second Floor Plan



First Floor Plan

