



GOOD. BETTER. BEXLEY™

There's Nothing Better Than Living in Bexley.

You're Going to Love Living Here

There's nothing better than living in Bexley. There's a reason we were named the BEST community twice in one year. Our impressive list of builders, variety of home options, strong sense of community, convenient location and award-winning amenities make it easy to feel at home here. See for yourself why Bexley is simply the best.

Top Master Planned Community in the Southeast (*Grand Aurora award*)

Best Recreational Facility (*Grand Aurora award*)

Best Community (*Best in American Living award*)



All Trails Lead to the Bexley Club

Literally. Refuel, meet new friends, and share some laughs over a delicious lunch at the Twisted Sprocket Café featuring gourmet meals and treats. After, relax and have fun at our two resort-style pools, fitness center, and open-air game room, all nestled among cypress hammocks.

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| Twisted Sprocket Café | Open-air game room |
| Resort style pools | Fitness Center |
| Indoor & outdoor fireplaces | Bike shop |

The Great Outdoors at Its Greatest

For those who love to be outdoors, there's no greater place to live than Bexley. Bike, run, walk, or stroll on miles of multi-surface Avid Trails™.

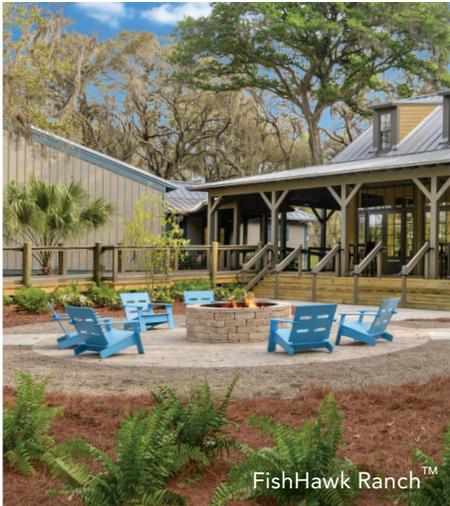
Break a sweat at numerous fit stations along the way that lead you to our five parks. Bexley offers an outdoor adventure for just about any interest or age group, including those who measure age in dog years.

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| Miles of multi-surface Avid Trails™ | BMX park with pump track |
| Avid Trails™ Fit Stations | Soccer field |
| Small dog and large dog parks | Outdoor game tables |
| Custom playgrounds | |



Why Newland Communities?

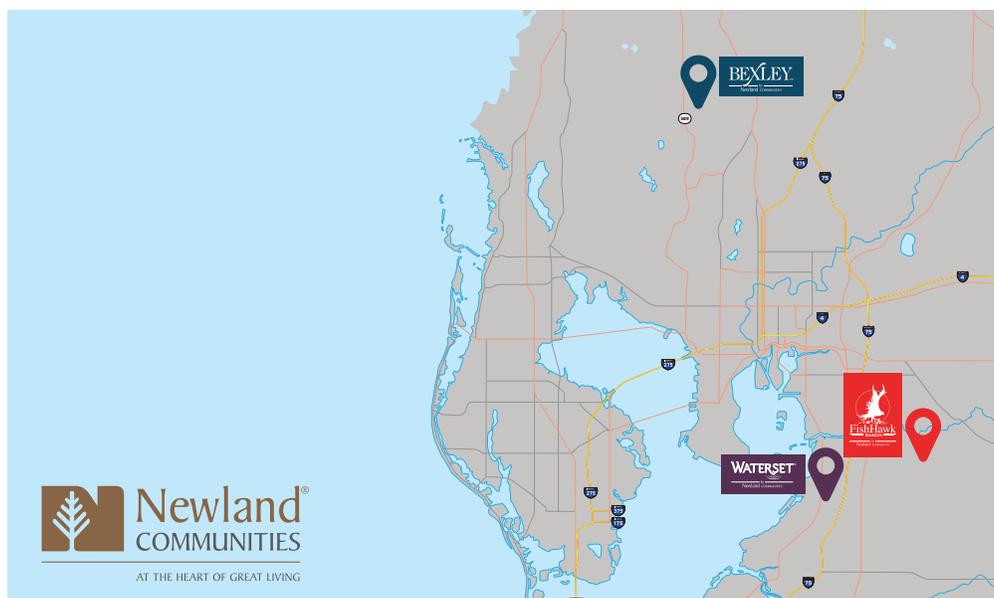
How people live is forever changing and evolving, and making the big decision to purchase a new home is more complex than ever. For five decades, Newland has been creating communities all across the country that have become home to hundreds of thousands of families. With offices in many US cities, Newland has been successful thanks to a carefully crafted portfolio of communities with geographic diversity and a range of homes and amenities for all different types of families living life in ways that matter most to them.



Newland in Tampa

“Home” means something different to a young couple just starting out, to a family with teenagers, to a couple caring for aging parents, or to an empty nester beginning a new chapter. It is this kind of diversity that makes our communities so vibrant—and has helped to make Newland the largest private developer of planned residential and urban mixed-use communities in the United States.

Bexley is proud to be part of an esteemed family of Newland Communities in Tampa, which includes FishHawk Ranch,™ MiraBay,® and Waterset.®



Community Development District

When you live in Bexley you live in a community built with careful planning, infrastructure, and amenities made possible in part by the Community Development District (CDD). The Bexley CDD was created through Pasco County to plan, construct, and operate many of the systems and structures of the community and to maintain them throughout the many years you will call Bexley home.

What are the benefits of living in a CDD Community? *You can immediately enjoy all the things that make a community desirable instead of waiting for a developer to build them.*

How is the Bexley CDD organized and what do they do? *Bexley CDD is run by a Board that's elected by registered voters within the District. Each is responsible for setting and managing budgets in the District and selecting consultants and contractors to maintain the facilities within the District.*

How is the Bexley CDD funded? *The CDD special assessments for operations, maintenance, and bond debt repayment are applied annually to property real estate taxes for each lot or home in the District. They may be administered by the property owner's mortgage company and be paid monthly into an escrow account or paid annually with the property tax bill.*

Homeowners Association

The Homeowners Association (HOA) enforces the architectural and landscaping standards for residents, ensuring there is a consistency of property aesthetics. As a deed-restricted community, the HOA provides a Design Review Committee that approves resident requests for modifications to their homes and/or properties. The HOA also determines additional parameters to enhance the community, including enforcement activities, legal information, and insurance provisions.

Current Proposed Annual Assessments:

HOA Annual Assessment: \$525/year

Lennar Townhomes - Additional HOA Fee: \$155/month

Lennar Town Estates - Additional HOA Fee: \$154/month

Lennar Villas - Additional HOA Fee: \$162.84/month

Lennar Courtyards - Additional HOA Fee: \$87.76/month

*CDD Annual Assessments (2018-19 fiscal year): \$1,860-\$2,750/year**

**Determined by lot size*

Great Education Close to Home

Bexley is home to Bexley Elementary School and a future preschool. As a bonus, Pasco County has many other great public, private, and charter schools, giving you options to best fit your family needs.

Currently, the families of our community are assigned to three great schools:

Bexley Elementary School, Charles S. Rushe Middle School, and Sunlake High School.



Pasco County School District Office
7227 Land O'Lakes Blvd. • Land O'Lakes, FL 34638
813.794.2717 • www.pasco.k12.fl.us

Bexley Elementary School

4380 Ballantrae Blvd.
Land O'Lakes, FL 34638
813.346.4300

Principal: Vicki Wolin
Home of the Bulldogs

Charles S. Rushe Middle School

18654 Mentmore Blvd.
Land O'Lakes, FL 34638
813.346.1200

Principal: David Salerno
Home of the Ravens

Sunlake High School

3023 Sunlake Blvd.
Land O'Lakes, FL 34638
813.346.1000

Principal: Michael Cloyd
Home of the Seahawks

Bexley Dare to Compare

Nothing compares to Bexley. Living here is the best. It's true. Even the Southeast Building Conference named us the Best Master Planned Community. With our award-winning amenities, great location, and new home options, life is better at Bexley.

AMENITIES

- Adventure trails?** Miles of multi-surface Avid Trails™ for biking, running, and walking
- Dog friendly?** The BarkYard dog park has dedicated areas for both small and large breeds
- Community activities?** Events planned throughout the year, for all ages
- Pool & fitness?** Two resort-style pools with splash pool and lap pool, open-air game room with billiards and air hockey, and a fitness center
- Outdoor fun?** Four unique parks, including a BMX bicycle pump track, custom playgrounds, outdoor foosball and ping-pong, a soccer field, and natural play areas
- On-site café?** The Twisted Sprocket Café is our very own on-site café featuring delicious breakfasts, gourmet lunches, sweet treats, and coffee drinks
- Military benefits?** Complimentary lawn mowing service for homes with a deployed family member
- Outdoor fitness?** 11 custom outdoor Avid Fit Stations for workouts while you walk, run, or bike
- Award winning?** The Bexley Club earned a Grand Aurora Award for Best Recreational Facility by the Southeast Building Conference

LOCATION

- Higher education options?** Close proximity to major colleges and universities, including University of South Florida & University of Tampa
- Top-notch healthcare?** Florida Hospital Emergency Center, plus close to St. Joseph's and Florida Hospital Wesley Chapel
- Frequent-flyer friendly?** Just 27 miles from Tampa International Airport
- Shopaholic?** Major shopping centers nearby, including The Shops at Wiregrass and Tampa Premium Outlets
- Highway access?** Less than 1 mile to Veterans Expressway and 10 miles to I-75/I-275 to Tampa-area attractions
- Family fun?** Busch Gardens®, Adventure Island®, ZooTampa at Lowry Park, MOSI, Glazer Children's Museum, and the Tarpon Springs Sponge Docks are accessible with a short commute
- Sports fanatic?** Cheer on the Tampa Bay Buccaneers, Tampa Bay Rays, and Tampa Bay Lightning
- Close to schools?** Within the Pasco County School District, brand new Bexley Elementary is on-site, plus Rushe Middle and Sunlake High are nearby. An onsite preschool is opening soon!

HOMES

- Diverse home offerings?** Single-family, luxury homes, and low-maintenance townhomes available. Plus Del Webb coming 2019!
- Distinct architecture?** Beautiful, award-winning homes, with flexible floor plans and vibrant interiors, in a variety of architectural styles
- Low-maintenance?** Low-maintenance townhome and villa options available
- Environmentally friendly?** New home = more efficient building practices and appliances
- High-efficiency heating/cooling?** Energy-preserving heating, ventilation, and air conditioning system options

