



# HOW HOME SHOULD FEEL

Welcome to Waterset. Here, you'll feel at home from day one. Our vibrant, tree-lined streets and resort-style amenities are just the beginning—look a little closer and you'll find meaningful connections with nature and each other. Go for a morning jog with our running club around 12 miles of trails. Rock out to live music on our Grand Lawn at The Lakeside. Get in a game of tennis or sand volleyball at the new Waterset Club. Or meet new friends during Wine Down Friday at The Landing. Whatever you choose, there's never a dull moment at Waterset.

WATERSET®  
BY  
NEWLAND®

[WatersetFL.com](http://WatersetFL.com)    

Information Center | 7012 Sail View Lane | Apollo Beach, FL | 33572 | 813.235.0154





## EXACTLY WHERE YOU WANT TO BE

### **The Landing Club & Café**

Neighbors gather at The Landing—the social hub of our community. Meet up with friends or make new ones at one of our fun events. Inside, visit the café to enjoy delicious menu items, plus coffee, beer and wine selections.

### **The Waterset Club**

Indulge in a stunning clubhouse experience that feels like you're on vacation! The Waterset Club is home to a resort-style pool, lap pool, two water slides, fitness center, multiple sports courts, a game room and plenty of gathering spaces.

### **Parks & Trails**

If you're heading to hang out with neighbors or meet up at one of our awesome amenities, you can get there with 12 miles of trails that connect the entire community! Plus, the little ones will love our parks and playgrounds with plenty of open space.

### **Fitness Centers**

Our two facilities offer flexible hours—making it easy to fit in a workout with treadmills, ellipticals, bikes and free weights. Get outdoors and check out our 4-acre fitness trail, complete with 10 outdoor Fit Stations like pull-up bars and the leg press.

### **Community Pools**

Dip into our community pool at The Landing, which features lap lanes for a perfect workout. And, at the Waterset Club, catch some rays or splash it up in our resort-style, zero-entry pool, complete with two water slides.

### **The Lakeside**

Hang out. Rock out. Cook out. Splash about. Watch the kids play on the playground or at the splash pad. Throw a ball for your pup at the dog park, or relax on one of The Lakeside hammocks. Then, grill up the perfect picnic with friends in the park.

### **Schools**

Waterset is part of the top-rated Hillsborough County Public School District. The community is also home to the SouthShore Montessori Preschool, Kids 'R' Kids Preschool, and the Waterset Charter School, educating students K-8.

# COMMUNITY MAP

**Townhomes**  
Park Square Homes

**Villas**  
Pulte Homes

**Single-Family Homes**  
Beazer Homes  
Cardel Homes  
David Weekley Homes  
Eco-Friendly Homes  
Homes by WestBay  
Park Square Homes

**Completed Neighborhoods**

**Future Neighborhoods**

**Model Homes**

**Parks/Playgrounds**

**Schools:**  
SouthShore Montessori Preschool  
Kids 'R' Kids Preschool  
Waterset Charter School

**Trails**

**Future Trails**

**Future Roads**

**The Landing**  
Café  
Community Information  
Community Pool  
Fitness Center  
Shade Pavilion & Play Area  
Pier Overlooking Lake  
Playground

**The Lakeside**  
Children's Splash Zone  
Playgrounds  
Grand Lawn  
Dog Park  
32-Acre Lake  
Outdoor Fit Stations  
Sunning Deck

**The Waterset Club**  
Resort-style Pool  
Lap Pool  
Fitness Center  
Tennis  
Basketball

Pickleball  
Sand Volleyball  
Playground  
Game Room  
Gathering Room

Map not to scale and for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built or, if built, will be as depicted. (8/19)





# RESIDENT FOR A DAY



## DISCOVER HOW HOME SHOULD FEEL

Explore all that Waterset has to offer as a Resident for a Day! The fun begins at The Landing, where a community specialist will show you all there is to see and do in Waterset while you fuel up with a coffee and a bite to eat from the café. Then, grab your all-access pass and check out the new Waterset Club, featuring a slide pool and lap pool, four sports courts, and an indoor game room and fitness center. Walk the trails, jog along The Lakeside, or jump on one of our complimentary cruiser bikes to tour the community. Get in a quick workout at one of two fitness centers or sweat it out at one of our 10 outdoor Fit Stations. Relax poolside or let the kids discover The Lakeside splash pad. Don't forget to save time to tour our model homes and find the one that's perfect for you and your family. Finally, end your adventure-filled day at The Landing with a glass of wine or cold drink, and watch the sun set over the lake.

### RESIDENT FOR A DAY

#### What's next?

There are three easy ways to sign up:

- Fill out the Resident for a Day form online at [WatersetFL.com](https://watersetfl.com)
- Stop by our Welcome Center
- Call us at 813.235.0154

After you sign up, we'll contact you to schedule a day for you and your family to join us.

You'll get all the information you'll need to plan your day, from maps to brochures and more.

#### What should I bring?

As much or as little as you want! If you want to relax and have lunch at The Landing, just bring yourself and your family. If you want to be a little more active and experience all Waterset has to offer, bring a towel, swimsuit, and sunscreen for the pool, active clothing for the gym, or your bike for the trails!

#### On my scheduled day, where do I go?

Head to The Landing Club & Café to check in with a member of the Waterset team.

Limited number of Resident for a Day passes available each day. Passes not available on holidays and holiday weekends. Resident for a Day participants agree to all Waterset facility rules and will be required to sign a waiver.



# DARE TO COMPARE



## EXPLORE THE WATERSET DIFFERENCE

Welcome to Waterset, a new-home community in Apollo Beach, where you'll feel at home right away. Daily explorations along the trails around wetlands, lakes and fishing ponds are a way of life. There's plenty of playtime at the many parks, pools, and playgrounds. Find space to relax, refuel and meet new friends at The Landing Club and Café. And indulge in our new clubhouse, The Waterset Club, complete with a stunning, resort-style pool and thrilling water slides. **Discover what home really feels like, in Waterset.**

### LOCATION

- Major employment center?** ☒ St. Joseph's Hospital and Amazon are less than 5 miles away. Downtown Tampa and MacDill Air Force Base are easily accessible with a short commute
- Top-notch health care?** ☒ Short drive to multiple hospitals: St. Joseph's Hospital South is just 2.3 miles away on Big Bend Rd.
- Sports fanatic?** ☒ Take in Tampa's top teams at Raymond James Stadium, Steinbrenner Field, Tropicana Field, and Amalie Arena
- Family fun?** ☒ Busch Gardens, Adventure Island, ZooTampa at Lowry Park, MOSI, and the Glazer Children's Museum are all 20 miles away.
- Travel-friendly?** ☒ Approximately 1 mile to I-75 and 25 miles to Tampa International Airport

### AMENITIES

- Community pools?** ☒ The Landing Club features a heated pool with lap lanes and sprayers. The Waterset Club features a heated lap pool and a resort-style pool with water slides.
- Fun neighborhood activities?** ☒ Live music, Wine Down Friday, and seasonal activities
- Focus on the outdoors?** ☒ Enjoy multiple parks, playgrounds, and 12 miles of trails. Get fit outdoors on our 2.5 mile Fit Trail, or at The Waterset Club sports courts.
- Community clubhouse?** ☒ The Landing features a community café, meeting room, library, and play area with free Wi-Fi, plus the new Waterset Club has its own gathering space and game room
- Sports courts?** ☒ Tennis, basketball, pickleball, and sand volleyball courts at the Waterset Club
- Fitness centers?** ☒ Two community fitness centers featuring treadmills, ellipticals, bikes, and free weights

### HOMES

- Diverse home offering?** ☒ Single-family, townhomes, and villas available
- Cost-efficient?** ☒ Minimum of NAHB bronze certified homes, resulting in at least 15% energy savings for homeowners
- Low-maintenance?** ☒ Low-maintenance townhomes and villas available
- Solar panel compatible?** ☒ Solar panels allowed with ARC approval
- High-efficiency heating & cooling?** ☒ Energy-preserving heating, ventilation, and air-conditioning systems used

# HOA & CDD INFORMATION

## Benefits of a Homeowners Association

Part of what makes Waterset feel like home is the beautiful landscaping and architectural style of our community—the Homeowners Association (HOA) helps ensure we never lose that charm. 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.

## Community Development District Perks

When you live in Waterset, you live in a community built with careful planning, infrastructures and award-winning amenities, made possible in part by the Community Development Districts (CDDs). The Waterset CDDs were created through Hillsborough 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 Waterset home.

## How are the Waterset CDDs organized?

Waterset CDDs are run by a Board elected by registered voters within each District. The Board is responsible for setting and managing budgets, and selecting consultants, and contractors to maintain the facilities within each District.

## How are the Waterset CDDs funded?

The CDDs special assessments for operations, maintenance and bond debt repayment are applied annually to property real estate taxes for each lot or home in each 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	2020 HOA FEE	COMMUNITY DEVELOPMENT DISTRICT	2019-2020 CDD FISCAL YEAR FEES	CDD AMENITIES & ACCESS
Waterset HOA	\$83/year	Waterset North	\$1,659–\$2,212	The Landing Swimming Pool The Landing Fitness Center The Landing Pavilion The Lakeside Splash Park Playgrounds  Dog Parks Community Parks & Trails Waterset Club Pools Waterset Club Fitness Center Waterset Sports Courts
		Waterset Central	\$1,581–\$2,803	

For more HOA/CDD information, contact: **Castle Group** at 813.677.2114

SUPPLEMENTAL HOAs	2020 HOA FEE
Park Square Townhomes	\$2,340/year
Pulte Villas	\$1,762/year

*The fees referenced herein are exclusive of Hillsborough County ad valorem property taxes. Hillsborough County and other taxing authorities may impose other non ad valorem taxes not referenced herein. In addition, the CDDs and HOA have certain rights to impose ad valorem and special assessments that are not reflected herein.*



# MILITARY FAMILIES



## HOW HOME BASE FEELS

At Waterset, we appreciate our military families and welcome you to the community! Located just 23 miles from MacDill Air Force Base in Tampa, you'll love all that Waterset has to offer—including, in the event that you're deployed, complimentary lawn-mowing services while you're away to make life a little easier for your family at home.\* That's why so many active-duty, reserves and retired military families already call Waterset home.

\*Must provide proof of deployment in order to qualify for Waterset military benefits.

## RESOURCES FOR OUR MILITARY FAMILIES

At Waterset, we're proud to support the men and women who bravely serve our country, and so are our builders. Learn more about exclusive incentives and credits offered to military families from our builder representatives.

MacDill Air Force Base Phone Numbers:

### Base Operator

813.828.1110

### Base Locator

Air Force: 813.828.2444

Army: 813.827.6910

Marine Corps: 813.827.5875

Navy: 813.827.5875

### MacDill AFB Base Guide

[mybaseguide.com/air\\_force/53/  
macdill\\_afb](https://mybaseguide.com/air_force/53/macdill_afb)

### Visitor Reception Center

813.828.2737

### Shuttle Bus Schedule

[gohart.org](https://gohart.org)

### MacDill AFB Website

[macdill.af.mil](https://macdill.af.mil)

# AREA MAP



Located just off Big Bend Road in Apollo Beach, you're close to all the year-round aquatic activities of this charming coastal town. With close proximity to I-75, take advantage of all the employment opportunities and recreational highlights of Tampa Bay, including Busch Gardens, Adventure Island, and the Florida Aquarium.

- |  |  |   |
|--|--|---|
| <b>1</b> Downtown Tampa & Riverwalk<br>Tampa Convention Center<br>The Florida Aquarium<br>Amalie Arena<br>The David A. Straz, Jr. Center<br>Glazer Children's Museum<br>Tampa Bay History Center | <b>4</b> Raymond James Stadium,<br>Legends Field | <b>11</b> St. Pete Beach  |
| <b>2</b> The University of Tampa   | <b>5</b> International Mall                      | <b>12</b> Downtown St. Petersburg<br>Sundial<br>Salvador Dalí Museum<br>Tropicana Field |
| <b>3</b> Ybor City   | <b>6</b> ZooTampa at Lowry Park                  | <b>13</b> Clearwater Beach  |
|  | <b>7</b> Busch Gardens                           |   |
|  | <b>8</b> The University of South Florida         |   |
|  | <b>9</b> Westfield Mall, Brandon                 |   |
|  | <b>10</b> Fort De Soto Park                      |   |



Newland is the largest private developer of planned mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live in ways that matter most to them.  
[www.newlandco.com](http://www.newlandco.com) | [www.nashcommunities.com](http://www.nashcommunities.com)



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NNP - Southbend II, LLC ("Fee Owner") is the owner and developer of the Waterset Community ("Community"). Fee Owner has engaged Newland Real Estate Group, LLC ("Newland") solely as the Community's property manager. North America Sekisui House, LLC ("NASH") has an interest in one of Fee Owner's members. Certain homebuilders ("Builders") unaffiliated with the Fee Owner or its related entities are building homes in the Community. Fee Owner, Newland and NASH are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any Builders. Fee Owner's responsibility to the Community is limited to the development of certain infrastructure and such obligations run solely to person buying real property directly from Fee Owner. Homebuyers at the Community waive any and all claims against Fee Owner, Newland, NASH and their affiliates arising from the purchase of a home at the Community. Fee Owner may be entitled to a marketing fee from Builders, which fee may be charged back by Builders to homebuyers. Map not to scale. Actual development may vary from Fee Owner's vision. No guarantee is made that development of the Community will proceed as described. This material is provided for informational purposes only. Not an offering of real property in any jurisdiction where prior registration is required unless the Community has been registered or an applicable exemption is available. Waterset is a trademark of Fee Owner and may not be copied, imitated or used, in whole or in part, without prior written permission. ©2019 NNP - Southbend II, LLC. All rights reserved. EQUAL HOUSING OPPORTUNITY. (10/19)