CALESA TOWNSHIP

THE TOWNES SERVICES AND AMENITIES

Community Amenities

- Community professionally managed by Leland Management
- Informational resident website, includes calendar of Calesa Township events and activities, learn more at CalesaTownshipMaster.com
- Monthly Community eNewsletter
- Miles of Comprehensive Trail System, including 10+ miles of Greenways
- Professionally designed under roadway pedestrian and biking tunnels to enhance connectivity throughout the community, providing safer travel to the comprehensive trail system and onsite amenities.
- FAST Membership for Calesa residents (limit 4 per household). Includes all standard perks of membership. (Subject to blackout dates and adjusted hours during holidays and events. See the full schedule and membership rules at FloridaFAST.com for details).
- Convenient access to Circle Square Commons, includes Circle Square Cultural Center and The Ranch Fitness Center & Spa (Additional fee required)
- Convenient access to Candler Hills Golf Club, a semi-private, 18-hole, Par 72, championship course with five sets of tees (Additional fee required)
- Sidewalks throughout the community and individual neighborhoods.
- The Nest at Calesa Township - Open to the public free indoor and outdoor gathering spot that will include a full-service restaurant, outdoor amphitheater, open-air food hall, pickleball courts and more.
- **COMING SOON**: The Oasis - Master amenity featuring a family pool, an adult pool, pickleball courts, an outdoor gaming room, and an indoor space. This amenity will offer recreation, relaxation, and social opportunities for residents to enjoy.

Located in Roan Hills

- Roan Hills Park
  - Poolside Cabana Building with Restrooms
  - Pool with Sun Shelf
  - Spray Pad with Shade Sail
  - Patio with Lounge Chairs
  - Outdoor Grills and BBQ Areas
  - Covered Gazebos
  - Playground
  - Bench Seating Throughout
  - Two Multi-Purpose Lawns
  - Full Court Basketball
  - Walking Path Loop
- Bark Park (separate areas for small and large dogs)
- Om Home
- The Homestead
- The Emerald Pavilion
- Trail Kiosks

Located in Sorrel Glen

- Adventure Park
  - Bicycle Pump Track
  - Skate Park
  - Playground
  - Covered Pavilion
- Bark Park (separate areas for small and large dogs)
  - Agility Obstacle Course

Located in Perlino Grove

- Bark Park (separate areas for small and large dogs)
- Up to 200mbps of already-activated home internet service, complete with a high-performance Wi-Fi Router
  ***Internet service is exclusively offered to The Groves residents.

Services

- Lawn maintenance
- Community street lighting
- Common area landscape and street maintenance
- Fire hydrants
- Curbside trash, recycling, and debris pick-up
- Community surveillance cameras

Utilities**

- WATER: Bay Laurel Center Community Development District
  352-414-5454 - www.blccdd.com
- ELECTRICITY: SECO Energy
  352-793-3801 - www.SECOEnergy.com
- GAS: TECO Peoples Gas
  877-832-6747 - www.peoplesgas.com
- TRASH: Premier Waste Services
  352-454-9168 - www.premierwastefl.com
- INTERNET/ VoIP/ DirecTV: Bridgenet Communications
  352-873-4817 - www.MyBridgenet.com
  **Homeowner is responsible for contacting utility companies for services and pricing.

Homeowner's Association Fee*

***The Groves (The Townes) Monthly fee $220.60**

*Homeowner's Association Fee includes above amenities and services provided by professional management and maintenance company and also includes Calesa Township Master Association, Inc. Prices and services are subject to change without notice. Based on 2026 budget year (01/01/26 - 12/31/26).

COLEN BUILT DEVELOPMENT

©2026 Calesa Township. A Family Community for all ages in Ocala, Florida by Colen Built Development, LLC. Developer reserves the right to substitute products, designs, features, and landscaping based on availability or as deemed appropriate at the time to avoid construction delays, improve quality, eliminate future service problems, and/or to generally enhance the livability of the home. Homesites, building locations, amenities, roadways, landscaping, and depiction and/or length of trail systems may change as construction progresses. In deciding to purchase a home, purchasers agree to rely only on the final contract document and not any information contained herein.

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