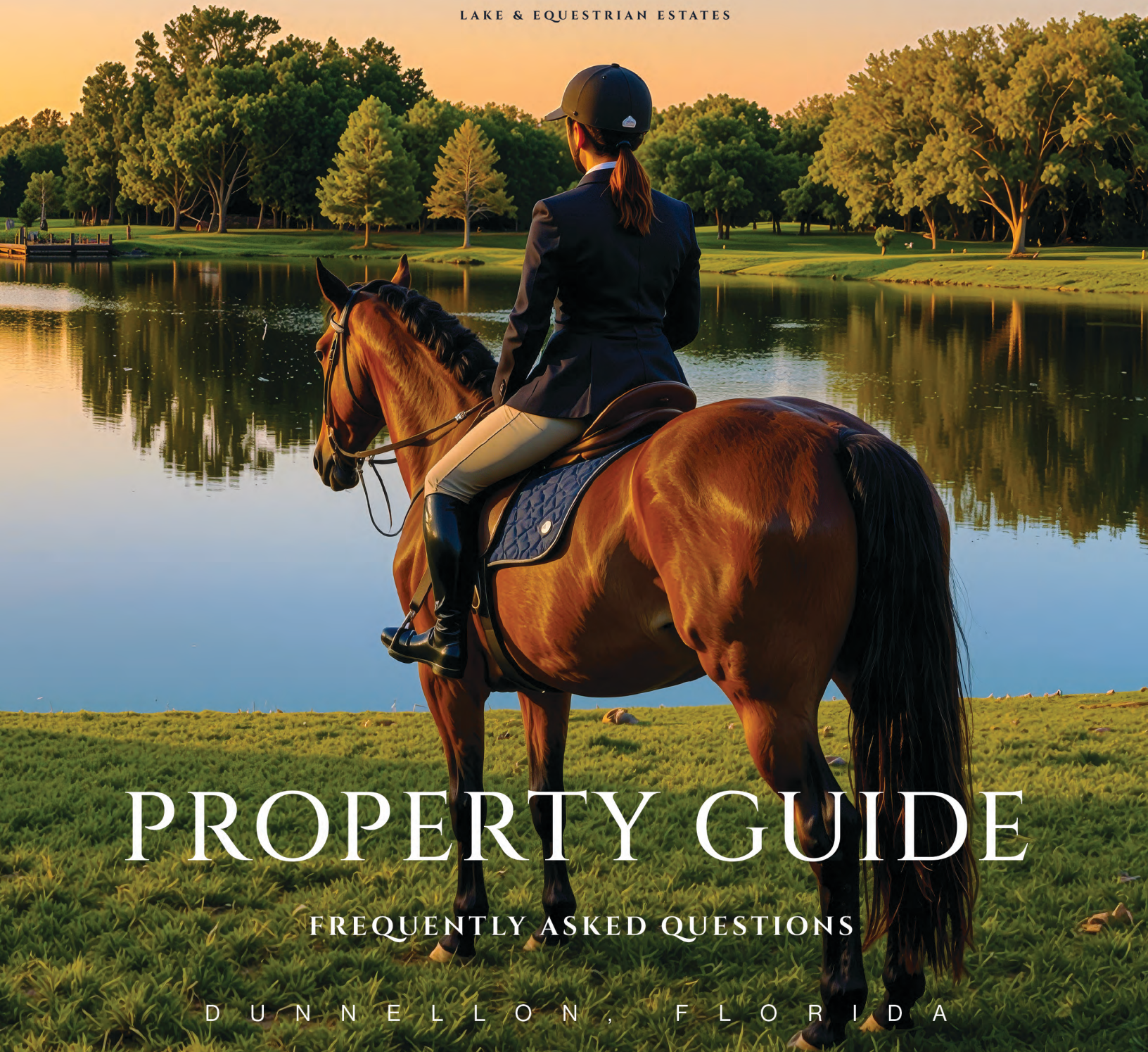




BEL•LAGO

LAKE & EQUESTRIAN ESTATES



PROPERTY GUIDE

FREQUENTLY ASKED QUESTIONS

D U N N E L L O N , F L O R I D A



THE COMMUNITY

What Type of Community is Bel-Lago?

Nestled around private lakes and ponds across 600 acres, Bel-Lago is an exclusive gated enclave of custom equestrian and lakefront estates. Surrounded by the 8,000-acre Halpata Tastanaki Preserve, the community offers seven miles of onsite riding trails, abundant wildlife, and a maximum buildout of just 120 estates to preserve space and enhance privacy.

Where is Bel-Lago Located?

Bel-Lago is located in southwest Marion County, Florida at SW 140th Loop & Highway 200 – close to conveniences and a 10-minute drive to historic Downtown Dunnellon. In the heart of 'the preservation corridor' around the corner from the Withlacoochee River, its central location is just 15 miles from the World Equestrian Center and Downtown Ocala and less than 20 miles from the Nature Coast.

What Exists at Bel-Lago Now?

Bel-Lago has a very rich history. The property and its infrastructure was carefully carved out and completed under developer, Peter Rosbeck, over the past 20 years. The land plan includes four distinct neighborhoods – South (sold out), West (now selling), North (reservations begin this fall), and East slated for future development.

What are the Community Amenities?

- Gated community with secured access
- 360 acres of dedicated equine open space
- Seven miles of onsite, graded and fenced riding trails
- Adjacent to 8,000+ acre nature preserve
- Lakes, ponds, and other water features throughout

Who is the Property Developer?

Bel-Lago is being developed by *Camp Construction & Development*. Native Ocala brothers, David and John Camp, have decades of large-scale resort and custom home-building experience across the country. Their vision for Bel-Lago includes updated land planning, new architectural styles, custom estate builders, and plenty of onsite amenities.

What are Some of the Changes the Community is Undergoing Now?

- New community signage and architectural renovations to the front entry
- Landscaping additions including replanting the onsite nursery's 300+ live oaks
- Private access into state preservation areas
- Carving out multiple 'pocket parks' along onsite trail systems

What are Proposed Future Amenities?

The 'Horse-Around-Club' will offer a 4-acre community gathering spot centered around a stocked fishing lake and pier with covered picnic pavilion areas and grills for community get-togethers. It will also include pickleball courts, horseshoe pits, and planned year-round socials.

Other planned property-wide amenities include:

- Rentable community stables
- Riding and training rinks
- Additional lakes with floating docks throughout
- RV and boat storage areas



BEL•LAGO

TAKE THE TRAIL LESS TRAVELED.

BUILDING YOUR ESTATE

What is Available for Sale?

Homesites are currently available for sale in the 'West' neighborhood. Waterfront homesites range from 1 to 1.5+ acres starting from the mid-\$400s. Equestrian parcel packages with adjoining 'equine open space' vary from 2 to 14-acres starting from the mid-\$500s.

How Does the Process Work?

Each available homesite provides the flexibility to secure your place within the community now with a reservation agreement and separate land purchase. From there, we begin the design and build process that aligns your vision with one of our exclusive custom estate builders.

Who are the Community's Exclusive Custom Estate Builders?

Bel-Lago features three custom builders:

- **Camp Construction & Development**, the project's master developer, with more than 20 years of experience working in the luxury resort niche
- **Brije Homes**, Marion County Building Industry Association's '2025 Builder of the Year' & 'People's Choice' winner
- **Luetgert Development**, industry leader for over 40 years and original developer for the City of Naples



CAMP
CONSTRUCTION
& DEVELOPMENT



LUETGERT
DEVELOPMENT CORPORATION

What are the Approved Architectural Styles?

Unlike other communities, Bel-Lago does not restrict your vision. All equestrian-themed architectural styles are welcome from Tuscan to French country, classic European design to modern farmhouse, and everything in between. The possibilities are endless and up to you.

Are there Minimum Requirements to Build?

Yes. Buyers are required to actively engage in the building process within the first six months of purchase. Homes must be at least 6,000 square feet under roof.



OWNERSHIP

What are the Yearly HOA Fees?

Current HOA fees are \$3,600 annually, plus a \$300 community contribution paid each March. This fee structure is expected to remain unchanged for the next two years.

What Do My HOA Fees Cover?

HOA fees include:

- Maintenance of all common grounds including gatehouse, front berm, roundabouts, community trails, and community lakes
- Weekly trash service
- Onsite community manure drop-off location





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Disclaimer: Artist renderings and photographs are for planning and conceptual purposes only. Proposed amenities, timelines, pricing, and community details are subject to change without prior notice, at developer's discretion, and without liability to the developer. Check with sales associates for property updates.