



2018 MEMBERSHIP PROGRAM AND FEES

	SOCIAL MEMBERS	GOLF MEMBERS
Annual Dues	\$3,210.00 (All members are required to have a Social Membership. No sales tax on Social Dues.)	\$6,284.00 (Golf, Social, & Sales Tax) \$2,900.00 (Golf Dues) \$174.00 (6% Sales Tax) \$3,210.00 (Social Dues)
GOLF UPGRADE Our Golf initiation fee is being offered for \$25,000 with very convenient payment terms. Initial down payment of \$7,000 followed by three annual installments of \$6,000. Call Chris at 239-992-4900 for inquiries or additional information. Homes with Golf or Charter Memberships attached do not pay an upgrade fee. Please call 239-992-4900 to confirm membership status.	<ul style="list-style-type: none"> Luxurious 13,500 sq. ft. Clubhouse Grill Room with Outdoor Dining Newly Renovated Dining Room Lighted Tennis Courts Croquet Court Year-round Social Activities 5,000 sq. ft. Activity Center 2,500 sq. ft. Swimming Pool with Lap Lanes and 2,500 sq. ft. sun deck and spa Poolside Bar and Restaurant Fitness Room with State-of-the-Art Equipment Full calendar of Fitness Classes with full time instructor Card and Game Room 24-hour Gated Security Staff On-site Management Staff 	<ul style="list-style-type: none"> Championship 18 Hole Par 72 Golf Course designed by Gordon Lewis No Green Fees Preferred Starting Times Weekly Men's and Ladies Days Events Annual Member Guest Event Three Practice Greens Summer Reciprocal Program Men's and Ladies Golf Lounges Fully stocked, professionally staffed pro-shop Golf Lessons Available All Social Member Benefits <p>Annual Golf Trail Fee for those with a personal golf cart - \$1,500.00 + Sales Tax</p> <p>Cart Fee - \$20.00/person/18 holes</p>
Special Assessment	\$111 Quarterly beginning November 2015 for 10 years to finance the renovation of our Main Dining Room and Kitchen areas. (Prepaid on some properties)	
Food Minimum January 1st thru December 31st	Minimum is \$900.00 per site per year. Includes food and beverage/alcohol purchases before tax and gratuity. Unspent minimum amounts will be billed on December 31 st of each year.	
Transfer Fee - \$400.00. Collected at closing.		
Onetime Capital Assessment - \$1,500 (collected from the buyer on all resales for capital reserve fund)		
Hunters Ridge Sewer Fee - \$39.42 monthly for all units Sewer and water is included in quarterly maintenance fee for all Coach Homes in Grand Pines, Pheasant Hollow, Lynx Pass.		
Pet Restrictions	Grand Pines: Dogs and Cats weighing less than 10# Lynx Pass & Pheasant Hollow: 2 domesticated household pets Community: No aggressive dogs, hybrids or reptiles permitted.	
2017 COMMUNITY ASSOCIATION INFORMATION – QUARTERLY FEES		
Comcast Bulk Agreement – Included in Quarterly Maintenance Fees for all Units High Speed Wireless Internet Service (fiber-optic) and Router, X1-HD whole home DVR and three X1-HD companion receivers, voice activated remote controls and all taxes and fees for these items. Our channel package is the Limited Basic plus the Digital/High Definition Starter Package, music channel package and access to On-Demand.		
Single Family \$531 Comcast bulk agreement and mailbox and streetlight repairs.	North Villa - South Villa \$1,503 ~ \$1,314 Comcast bulk agreement and mailbox and streetlight repairs. Reserves for painting, roof repair/replacement, exterior insurance and lawn maintenance.	Coach Homes \$1,505.55 (Grand Pines Bldg. 1-4, 8) \$1,413.87 (Grand Pines Bldg. 5, 6, 7) \$1269.36 (Pheasant Hollow) \$1258.56 (Lynx Pass) Comcast bulk agreement and mailbox and streetlight repairs. Reserves for painting, roof repair/replacement, exterior insurance and lawn maintenance. Water and sewer. (Grand Pines has additional \$240 quarterly/unit for 3 years for driveway/sidewalk pavers on some units. Last payment Jan 2018)
All rates are subject to change, and in accordance with Florida law, 6% sales tax will be added to yearly dues, where applicable. Please contact our Membership Director at 239-992-4900 or chrisdurfey@huntersridge-ca.com for questions/information.		