



## 2019 MEMBERSHIP PROGRAM AND FEES

	SOCIAL MEMBERS	GOLF MEMBERS
<b>Annual Dues</b>	<b>\$3,290.00</b> (All members are required to have a Social Membership. No sales tax on Social Dues.)	<b>\$6,474.35 (Golf, Social, &amp; Sales Tax)</b> \$2,990.00 (Golf Dues) \$194.35 (6.5% Sales Tax) \$3,290.00 (Social Dues)
<p><b>GOLF UPGRADE</b> Our Golf initiation fee is currently priced at \$35,000.</p> <p>Call Chris at 239-992-4900 for inquiries or additional information.</p> <p>Homes with Golf or Charter Memberships attached do not pay an upgrade fee.</p> <p>Please call to confirm membership status.</p>	<ul style="list-style-type: none"> <li>Luxurious 13,500 sq. ft. Clubhouse</li> <li>Grill Room with Outdoor Dining</li> <li>Newly Renovated Dining Room</li> <li>Lighted Tennis &amp; Pickleball Courts</li> <li>Croquet Court</li> <li>Year-round Social Activities</li> <li>5,000 sq. ft. Activity Center</li> <li>2,500 sq. ft. Swimming Pool with Lap Lanes and 2,500 sq. ft. sun deck and spa</li> <li>Poolside Bar and Restaurant</li> <li>Fitness Room with State-of-the-Art Equipment</li> <li>Full calendar of Fitness Classes with full time instructor</li> <li>Card and Game Room</li> <li>24-hour Gated Security Staff</li> <li>On-site Management Staff</li> </ul>	<ul style="list-style-type: none"> <li>Championship 18 Hole Par 72 Golf Course designed by Gordon Lewis</li> <li>No Green Fees</li> <li>Preferred Starting Times</li> <li>Weekly Men's and Ladies Days Events</li> <li>Annual Member Guest Event</li> <li>Three Practice Greens</li> <li>Summer Reciprocal Program</li> <li>Men's and Ladies Golf Lounges</li> <li>Fully stocked, professionally staffed pro-shop</li> <li>Golf Lessons Available</li> <li>All Social Member Benefits</li> </ul> <p><b>Annual Golf Trail Fee for those with a personal golf cart - \$1,500.00 + 6.5% Sales Tax</b></p> <p><b>Cart Fee - \$20.00/person/18 holes</b></p>
<b>Special Assessment</b>	\$111 Quarterly beginning November 2015 for 10 years to finance the renovation of our Main Dining Room and Kitchen areas. <b>(Prepaid on some properties)</b>	
<b>Food Minimum January 1<sup>st</sup> thru December 31<sup>st</sup></b>	Minimum is \$900.00 per site per year. Includes food and beverage/alcohol purchases <b>before</b> tax and gratuity. Unspent minimum amounts will be billed on December 31 <sup>st</sup> of each year.	
<b>Transfer Fee - \$400.00.</b> Collected at closing.		
<b>Onetime Capital Assessment - \$1,500</b> (collected from the buyer on all resales for capital reserve fund)		
<b>Hunters Ridge Sewer Fee - \$39.42</b> monthly for all units, billed quarterly (\$118.26) Sewer and water is included in quarterly maintenance fee for all <b>Coach Homes in Grand Pines, Pheasant Hollow, Lynx Pass.</b>		
<b>Pet Restrictions</b>	<p><b>Grand Pines:</b> Dogs and Cats weighing less than 10#</p> <p><b>Lynx Pass &amp; Pheasant Hollow:</b> 2 domesticated household pets</p> <p><b>Community:</b> No aggressive dogs, hybrids or reptiles permitted.</p>	
<b><u>2019</u> COMMUNITY ASSOCIATION INFORMATION – QUARTERLY FEES</b>		
<b>Comcast Bulk Agreement – Included in Quarterly Maintenance Fees for all Units</b>		
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.		
<b>Single Family</b>  \$548.88  Comcast bulk agreement and mailbox and streetlight repairs.	<b>North Villa - South Villa</b>  \$1,416.30 ~ \$1,332.81  Comcast bulk agreement and mailbox and streetlight repairs. Reserves for painting, roof repair/replacement, exterior insurance and lawn maintenance.	<b>Coach Homes 2018</b> <b>2019 Fees to be determined at our Annual Meeting</b>  \$1,546.80 (Grand Pines Bldg. 1-4, 8) \$1,455.54 (Grand Pines Bldg. 5, 6, 7) \$1400 (Pheasant Hollow) \$1400 (Lynx Pass)  Comcast bulk agreement and mailbox and streetlight repairs. Reserves for painting, roof repair/replacement, exterior insurance and lawn maintenance. Water and sewer.
All rates are subject to change, and in accordance with Florida law, 6.5% sales tax will be added to yearly dues, where applicable. Please contact our Membership Director at 239-992-4900 or <a href="mailto:chrisdurfey@huntersridge-ca.com">chrisdurfey@huntersridge-ca.com</a> for questions/information.		