



## 2017 MEMBERSHIP PROGRAM AND FEES

	SOCIAL MEMBERS	GOLF MEMBERS
<b>Annual Dues</b>	<b>\$3,120.00</b> (All members are required to have a Social Membership. No sales tax on Social Dues.)	<b>\$6,194.00 (Golf, Social, &amp; Sales Tax)</b> \$2,900.00 (Golf Dues) \$174.00 (6% Sales Tax) \$3,120.00 (Social Dues)
<b>GOLF UPGRADE</b>  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"> <li>• Luxurious 13,500 sq. ft. Clubhouse</li> <li>• Grill Room with Outdoor Dining</li> <li>• Newly Renovated Dining Room</li> <li>• Lighted Tennis 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 + 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. Collected at closing.</b>		
<b>Onetime Capital Assessment - \$1,500 (collected from the buyer on all resales for capital reserve fund)</b>		
<b>Hunters Ridge Sewer Fee - \$39.42 monthly for all units</b> 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>	<b>Grand Pines:</b> Dogs and Cats weighing less than 10# <b>Lynx Pass &amp; Pheasant Hollow:</b> 2 domesticated household pets <b>Community:</b> No aggressive dogs, hybrids or reptiles permitted.	
<b>2017 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> \$531  Comcast bulk agreement and mailbox and streetlight repairs.	<b>North Villa - South Villa</b> \$1,503 ~ \$1,314  Comcast bulk agreement and mailbox and streetlight repairs. Reserves for painting, roof repair/replacement, exterior insurance and lawn maintenance.	<b>Coach Homes</b> \$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 <a href="mailto:chrisdurfey@huntersridge-ca.com">chrisdurfey@huntersridge-ca.com</a> for questions/information.		