

**CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 2025 FEE SCHEDULE (Approved)**  
**(Informational Purposes Only) \*All Fees are subject to change per the Board policy manual.**

<b>Property</b>	<b>2025</b>
Amenity Fee <sup>14</sup>	\$15,500
Annual Assessment – Improved Property (See Note 5)	\$4,057
Annual Assessment – Unimproved Property (See Note 5)	\$2,434
A&E Filing Fee	\$300
Impact Fee - Finished Space (See Note 13)	\$1.75 per sq. ft
Impact Fee – Garages, Carports and Unfinished Space	\$1.00 per sq. ft
Impact Fee - Decks and Porches	\$0.75 per sq. ft
Lot Combination Fee (6 times unimproved fee)	\$14,604
Performance Deposit (New Home)	\$5,000
Performance Deposit (New level and/or increase in living area by 20% or more)	\$2,000
Tenant/Guest Registration Fees (excludes immediate family) Per month (or any portion thereof), paid in advance for entire Rental period	\$400
Plaintiff Tenant/Guest Registration Fees (excludes immediate family) Per month (or any portion thereof), paid in advance for entire Rental period	\$183
Tenant/Guest Registration Fees (excludes immediate family) Per year in advance for entire Rental period	\$1,200 <del>500.00</del>
<b>Associate/Alumni Memberships</b>	
Alumni Membership <sup>12</sup>	\$500
Associate Member – Social (Pay the current Unimproved Total Assessment) *Discontinued for new members	\$2,434
<b>Rental Fees</b>	
Atagahi Pavilion – Exclusive Use Fee – Community Activity (See Notes 1, 2)	No Charge
Atagahi Pavilion – Exclusive Use Fee – CF Member Private Party (See Notes 1, 2, 6, 10)	\$125-225
Boat Storage (See Notes 3, 4) *(Subject to Waitlist)	\$275
Trailer/RV Storage – Per Year, paid in advance (See Notes 3, 4) (Subject to Waitlist)	\$600
Trailer/RV Storage – Per Day (when available), paid in advance (See Note 7)	\$25
<b>Wellness Memberships</b>	
Wellness Center – Annual Application fee per person (Includes use of equipment, not classes) No proration	\$75
Wellness Center – Annual – Single Unlimited Classes (Still must pay \$75 application fee per person) No proration	\$200
Wellness Center – One Month – Single Unlimited Classes	\$50
Wellness Center – Daily or Guest (Seen Note 9)	\$15
Wellness Center – Non-Wellness Member Class Fee	\$15
Wellness Center – Non-Property Owner Class Fee	\$15
<b>Other</b>	
RFID Sticker – Members/Associate Members (new or added)	\$15
RFID Sticker – Tenants/Renters/Annual Guests (new or added)	\$30
Key Fobs	\$10
Boat Registration (One Time)	\$35
Dog Park (One Time Buy-In)	\$100
Fishing License – 1 Day Guest Permit (see note 11)	\$6
Fishing License – 7 Day Guest Permit (see note 11)	\$15
Fishing License – Annual - Property Owner	\$16
Fishing License – Tenant/Renter	\$16
Organic Gardeners – Annual Fee	\$100

1-Exclusive use requires 30 or more persons; Community Activity TBD by Board.

2-Reservations are required for exclusive use of facilities. Fee is due at the time event is scheduled. Fees may be adjusted due to size of party/setup.

3-Max. pro-rated refund = 6 months

4-No sub-leasing of RV spaces or boat slips.

5-Portion of assessments is dedicated to reserves and infrastructure funding.

6-Four hour rental

- 7-Available only to guests of members.
- 8-Two adults, or adult and dependent child living full-time in same household.
- 9-Daily or guest use must be during the hours trainer is on duty. No pass card will be issued.
- 10-Food/beverage sales may reduce use charge.
- 11-Issued only in name of guest. No Annual Guest passes.
- 12-Must have been a CF resident for 7 years to qualify.
- 13-Lots purchased prior to 4/01/2009 pay fee in effect at time of housing start, less \$400 per year of ownership (down to minimum fee of \$500).
- 14-Billed December 31<sup>st</sup> the year of purchasing the home, due January 31<sup>st</sup>. Option to prepay for \$13,500 at closing.

**GOLF FEE SCHEDULE**

<b>Memberships (As of 2025, memberships now include use of the driving range)</b>	<b>2025 Dues<sup>7</sup></b>
<b><u>18 Hole Platinum (ANNUAL) (Billed in January)<sup>1</sup></u></b>	
Property Owner (Single)	\$2,800
Property Owner (Family) <sup>2</sup>	\$3,800
NPO-Associate Passport (Single) ) <sup>5,6</sup>	\$3,800
NPO-Associate Passport (Family) ) <sup>2,5,6</sup>	\$5,300
<b><u>18 Hole Gold (MAY-OCT)<sup>1</sup>(No Longer available for new golf members) (Billed in April)</u></b>	
Property Owner (Single)	\$2,300
Property Owner (Family) <sup>2</sup>	\$3,300
<b><u>9 Hole Platinum (ANNUAL) (No Longer available for new golf members)(Billed in January)<sup>1</sup></u></b>	
Property Owner (Single)	\$1,800
Property Owner (Family) <sup>2</sup>	\$2,500

<b>Daily Golf Fees</b>	<b>2025 Rates</b>
Property Owners (Including cart) before 1pm/after 1 pm (18 hole)	\$70/\$60
Property Owners (Including cart) before 1pm/after 1 pm (9 hole)	\$40/\$40
Non-Property Owners (Including cart) 18 Holes/9Holes	\$90/\$47
<b><u>Other Fees</u></b>	
Golf Cart Fee-18 Holes/9 Holes (Includes Tax)	\$25/\$16
Annual Club Storage per bag	\$150
Annual Locker/Pull Cart each	\$55/\$90
Annual Range Program (Single)/(Family)	\$500/\$600
Handicap/CFGA Fees	\$45

- Notes:**
- 1 - No green fees for members entire year; rates exclude club storage and locker storage
  - 2 - One or two adults and dependent children under age 25, living full-time in same household (students also).
  - 3 - INCLUDES AN APPROXIMATE 10% ADMINISTRATIVE FEE AND COMMITMENT.
  - 4 - Includes clubhouse privileges.
  - 5 - Includes use of all amenities except Wellness Center.
  - 6 - NPO annual fees are due at contract signing.
  - 7 - DUES REFUNDABLE FOR HEALTH REASONS AND FOR PROPERTY OWNERS WHO CEASE TO BE PROPERTY OWNERS. REFUND IS PRO-RATA WITH MAXIMUM AMOUNT REFUNDED EQUAL TO 50%.