

CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 2024 FEE SCHEDULE (Approved)
(Informational Purposes Only) *All Fees are subject to change per the Board policy manual.

Property	2024
Amenity Fee ¹⁴	\$15,000
Annual Assessment – Improved Property (See Note 5)	\$3,924
Annual Assessment – Unimproved Property (See Note 5)	\$2,354
A&E Filing Fee	\$300
Impact Fee - Finished Space (See Note 13)	\$1.50 per sq. ft
Impact Fee – Garages, Carports and Unfinished Space	\$0.75 per sq. ft
Impact Fee - Decks and Porches	\$0.50 per sq. ft
Lot Combination Fee (6 times unimproved fee)	\$14,124
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	\$175
Tenant/Guest Registration Fees (excludes immediate family) Per year in advance for entire Rental period	\$500
Associate/Alumni Memberships	
Alumni Membership ¹²	\$500
Associate Member – Social (Pay the current Unimproved Total Assessment) *Discontinued for new members	\$2,354
Rental Fees	
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
Atagahi Pavilion – Exclusive Use Fee – Outside Group (See Notes 1, 2, 6, 10)	\$225-275
Boat Storage (See Notes 3, 4) *(Subject to Waitlist)	\$250
Clubhouse Usage-Exclusive Use Fee (See Notes 1, 2, 6, 10):	
Community Activity as determined by Board	No Charge
Bar and/or Carolina Dining Room(s) PO/NPO	\$125/\$325
Blue Ridge Room PO/NPO	\$300/\$500
Cherokee Room PO/NPO	\$300/\$500
Trophy Room PO/NPO	\$60/\$120
Sports Grill PO/NPO	\$60/\$120
Trailer/RV Storage – Per Year, paid in advance (See Notes 3, 4) (Subject to Waitlist)	\$500
Trailer/RV Storage – Per Day (when available), paid in advance (See Note 7)	\$25
Wellness Memberships	
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	\$150
Wellness Center – One Month – Single Unlimited Classes	\$25
Wellness Center – Daily or Guest (Seen Note 9)	\$15
Wellness Center – Non-Wellness Member Class Fee	\$10
Wellness Center – Non-Property Owner Class Fee	\$10
Other	
Bar Codes – Members/Associate Members (new or added)	\$10
Bar Codes – Tenants/Renters/ Annual Guests	\$25
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 31st the year of purchasing the home, due January 31st. Option to prepay for \$13,000 at closing.

GOLF FEE SCHEDULE

Memberships (Billed in January)	2024 Dues ⁷
<u>18 Hole Platinum (ANNUAL)</u> ¹	
Property Owner (Single)	\$2,500
Property Owner (Family) ²	\$3,500
NPO-Associate Passport (Single) ^{5,6}	\$3,500
NPO-Associate Passport (Family) ^{2,5,6}	\$5,000
<u>18 Hole Gold (MAY-OCT)</u> ¹ (No Longer available for new golf members)	
Property Owner (Single)	\$2,000
Property Owner (Family) ²	\$3,000
<u>9 Hole Platinum (ANNUAL) (No Longer available for new golf members)</u> ¹	
Property Owner (Single)	\$1,500
Property Owner (Family) ²	\$2,200

Daily Green Fees	2024 Rates
<u>Golf Members' Guests (Excluding Cart)</u>	
18 Holes/9Holes	\$31/\$20
<u>Non Property Owners (Including cart)</u>	
18 Holes/9Holes	\$75/\$40
Property Owners before 1pm/after 1 pm (18 hole)	\$60/\$50
Property Owners before 1pm/after 1 pm (9 hole)	\$35/\$35
Community Goodwill (Police, Fire, EMT etc.)	\$45/\$30
<u>Other Fees</u>	
Golf Cart Fee-18 Holes (Includes Tax)	\$24
Golf Cart Fee-9 Holes (Includes Tax)	\$15
Walking Fee (Non Golf Members) 18 hole/9 Hole	\$36/\$20
Annual Club Storage per bag	\$150
Annual Locker/Pull Cart each	\$55/\$90
Annual Range Program (Single)	\$450
Annual Range Program (Family)	\$550
Handicap/CFGF Fees	\$45

Notes:

- 1 - No green fees for members entire year; rates exclude club storage, locker and range program.
- 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%.