

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

Property	2025
Amenity Fee ¹⁴	\$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
Tenant/Guest Registration Fees (excludes immediate family) Per year in advance for entire Rental period	\$1,200
Plaintiff Tenant/Guest Registration Fee (excludes immediate family) Per Rental paid in advance for entire Rental period	\$183
Associate/Alumni Memberships	
Alumni Membership ¹²	\$500
Associate Member – Social (Pay the current Unimproved Total Assessment) *Discontinued for new members	\$2,434
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
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
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	\$200
Wellness Center – One Month – Single Unlimited Classes	\$50
Wellness Center – Daily or Guest (See Note 9)	\$15
Wellness Center – Non-Wellness Member Class Fee	\$15
Wellness Center – Non-Property Owner Class Fee	\$15
Other	
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 31st the year of purchasing the home, due January 31st. Option to prepay for \$13,500 at closing.

GOLF FEE SCHEDULE

Memberships (As of 2025, memberships now include use of the driving range)	2025 Dues⁷
<u>18 Hole Platinum (ANNUAL) (Billed in January)¹</u>	
Property Owner (Single)	\$2,800
Property Owner (Family) ²	\$3,800
NPO-Associate Passport (Single) ^{5,6}	\$3,800
NPO-Associate Passport (Family) ^{2,5,6}	\$5,300
<u>18 Hole Gold (MAY-OCT)¹(No Longer available for new golf members) (Billed in April)</u>	
Property Owner (Single)	\$2,300
Property Owner (Family) ²	\$3,300
<u>9 Hole Platinum (ANNUAL) (No Longer available for new golf members)(Billed in January)¹</u>	
Property Owner (Single)	\$1,800
Property Owner (Family) ²	\$2,500

Daily Golf Fees	2025 Rates
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
<u>Other Fees</u>	
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/CFGAs 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%.