



PIPER'S LANDING

Yacht & Country Club

All 302 households are members within a single mandatory membership category.
No outside memberships are offered. We have only one master HOA.

— 2022 —

Effective October 1, 2021

Membership Equity **\$65,000** (Refundable \$40,000 / Non-Refundable \$25,000)

Capital Contribution **\$20,000** (Non-Refundable / Effective June 1, 2022)

Food & Beverage Minimum **\$1,200 Annually**

QUARTERLY FEES

Custom Home

Membership/HOA	\$5,817
Capital Replenishment	\$493
Total Quarterly Dues	\$6,310

Courtyard Villa

Membership/HOA	\$6,519
Capital Replenishment	\$493
Total Quarterly Dues	\$7,012

Golf Home

Membership/HOA	\$6,279
Capital Replenishment	\$493
Total Quarterly Dues	\$6,772

Condominium - Area 3

Membership/HOA	\$7,272
Capital Replenishment	\$474
Total Quarterly Dues	\$7,746

Condominium - Area 9

Membership/HOA	\$7,261
Capital Replenishment	\$474
Total Quarterly Dues	\$7,735

Mediterranean Villa

Membership/HOA	\$6,347
Capital Replenishment	\$493
Total Quarterly Dues	\$6,840

CLUBHOUSE RENOVATION ASSESSMENTS

Monthly* (12 monthly payments) **\$120/month** (\$2,440 annual)

Annually* (paid in February).....**\$1,000** (1x)

*Assessment is for 10 years (2025)

Cottage

Membership/HOA	\$6,529
Capital Replenishment	\$493
Total Quarterly Dues	\$7,022

Amenities & Services included in the annual dues with no additional charges:

GOLF

- 18 hole championship golf course with six sets of tees for all levels of players
- Full practice facility & short game area
- Trail fees with cart ownership
- Range fees
- Green fees
- Club fitting
- Practice balls
- Mill River Plan Pro Shop

RACQUET SPORTS

- 5 Har-Tru courts including a stadium court with night lights
- 2 Pickleball Courts

FITNESS & SPA

- Lifestyle center with state-of-the-art cardio & weight equipment
- Aerobics, Yoga, Zumba
- 6 heated area pools based on home type
- Walking & biking trails

CLUBHOUSE

- Meeting rooms
- Private party facilities
- Wi-Fi
- Library
- Card rooms
- Valet

DINING

- Open seven days a week (in season)
- Home delivery
- Staff gratuities
- Formal Dining Room
- Bar & Lounge
- Covered outdoor dining
- Fire pit
- Cookies at lunch
- Grille Room

SECURITY

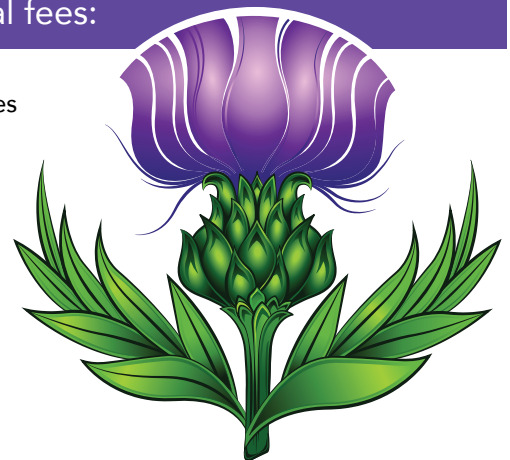
- Gate security 24/7 house checks
- Perimeter fencing
- Alarm monitoring
- Surveillance cameras at entrances & exits
- Wellness checks

MARINA

- 30 and 50 amp service available
- 24/7 on-site private guards
- Surveillance cameras
- Water

Property Owners Association – Services included in annual fees:

- Premium cable TV (2 HD boxes, 2 adapters)
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes & waterways
- Lamp post, street light maintenance and repair
- Landscaping of all homes (except custom)
- Wildlife control; animal trapping & removal
- Member recommended vendor service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Water & sewer
- Trash pick-up / Line of sight



Additional Fee Services:

- 25' to 85' Marina boat slips
- Airport & local transportation
- Overnight mailing via FedEx/UPS
- Hurricane shutter installation & preparation
- Golf cart maintenance
- TPI Instruction
- Massage therapist
- Fax