



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.

2025

Effective November 1, 2024
thru October 31, 2025

Membership Equity*

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

Capital Contribution*

\$30,000 (Non-Refundable)

Food & Beverage Minimum

\$1,200 Annually

QUARTERLY FEES

Custom Home

Membership/HOA	\$6,942
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,085

Courtyard Villa

Membership/HOA	\$7,823
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,966

Golf Home

Membership/HOA	\$7,523
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,666

Condominium - Area 3

Membership/HOA**	\$6,996
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,139

Condominium - Area 9

Membership/HOA**	\$6,996
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,139

Mediterranean Villa

Membership/HOA	\$7,608
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,751

**Does Not Include Condo Association fees

FUTURE GOLF COURSE RENOVATION ASSESSMENT

\$2,440 Annually / Payable in 12 monthly payments of
\$120 and 1 payment in February of \$1,000

*Assessment is for 5 years

Cottage

Membership/HOA	\$7,835
Capital Replenishment	\$1,143
Total Quarterly Dues	\$8,978

Fee Differences

	Custom Homes	Med Villas	Courtyard Villas	Golf Homes	Cottages	Condo 3	Condo 9
Country Club Annual Fee	X	X	X	X	X	X	X
Residential Landscape Maintenance*		X	X	X	X		
Trash Pickup-Recycling	X	X	X	X	X		
Community Pool Maintenance			X		X	X	X
Additional Condo Fees						X	X

* Fee can vary based on lot size differences of the group

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
- Newly renovated practice facility & short game area
- Trail fees with cart ownership
- Range fees
- Green fees
- Club fitting
- Practice balls

RACQUET SPORTS

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

BOCCE BALL COURTS

- 2 courts recently installed with crushed Oyster Shell surface
- Enjoy camaraderie of teamwork and exercise

FITNESS & SPA

- Lifestyle center with state-of-the-art cardio & weight equipment
- Group class instruction
- 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
- Potable water

Property Owners Association – Services included in annual fees:

Our membership fees are tip inclusive for all staff.

- Bluestream Cable and Internet
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes & waterways
- Lamp post, street light maintenance and repair
- General landscaping maintenance (except custom homes)
- 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