

**CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 2023 FEE SCHEDULE (Approved)**  
**(Informational Purposes Only) \*All Fees are subject to change per the Board policy manual.**

<b>Property</b>	<b>2023</b>
Amenity Fee <sup>14</sup>	\$12,500
Annual Assessment – Improved Property (See Note 5)	\$3,765
Annual Assessment – Unimproved Property (See Note 5)	\$2,259
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)	\$13,554
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	\$150
Tenant/Guest Registration Fees (excludes immediate family) Per year in advance for entire Rental period	\$450
<b>Associate/Alumni Memberships</b>	
Alumni Membership <sup>12</sup>	\$300
Associate Member – Social (Pay the current Unimproved Total Assessment)	\$2,259
<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
Atagahi Pavilion – Exclusive Use Fee – Outside Group (See Notes 1, 2, 6, 10)	\$225-275
Boat Storage (See Notes 3, 4) *(Subject to Waitlist)	\$225
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) <b>PO/NPO</b>	\$125/\$325
Blue Ridge Room <b>PO/NPO</b>	\$300/\$500
Cherokee Room <b>PO/NPO</b>	\$300/\$500
Trophy Room <b>PO/NPO</b>	\$60/\$120
Sports Grill <b>PO/NPO</b>	\$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
<b>Wellness Memberships</b>	
Wellness Center – Annual – Family (See Note 8) With Classes/Without Classes	\$525/\$325
Wellness Center – Annual – Single With Classes/Without Classes	\$300/\$200
Wellness Center – One Month – Family (See Note 8) With Classes/Without Classes	\$60/\$50
Wellness Center – One Month – Single With Classes/Without Classes	\$40/\$30
Wellness Center – Daily or Guest (See Note 9)	\$10
Wellness Center – Non-Wellness Member Class Fee	\$10
Wellness Center – Non-Property Owner Class Fee	\$10
Wellness Center – Personal Training Session (one hour)	\$45
Wellness Center – Personal Training – 10 Sessions	\$400
<b>Other</b>	
Bar Codes – Members/Associate Members (new or added)	\$10
Bar Codes – Tenants/Renters/ <b>Annual Guests</b>	\$25
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 \$10,500 at closing.

#### **GOLF FEE SCHEDULE**

<b>Memberships (Billed in January)</b>	<b>2023 Dues<sup>7</sup></b>
<b><u>18 Hole Platinum (ANNUAL)</u></b> <sup>1</sup>	
Property Owner (Single)	\$2,000
Property Owner (Family) <sup>2</sup>	\$3,000
NPO-Associate Passport (Single) <sup>5,6</sup>	\$2,400
NPO-Associate Passport (Family) <sup>2,5,6</sup>	\$3,300
<b><u>18 Hole Gold (MAY-OCT)</u></b> <sup>1</sup>	
Property Owner (Single)	\$1,600
Property Owner (Family) <sup>2</sup>	\$2,600
<b><u>9 Hole Platinum (ANNUAL) (No Longer available for new golf members)</u></b> <sup>1</sup>	
Property Owner (Single)	\$1,300
Property Owner (Family) <sup>2</sup>	\$2,000

<b>Daily Green Fees</b>	<b>2023 Rates</b>
<b><u>Golf Members' Guests (Excluding Cart)</u></b>	
18 Holes/9Holes	\$29/\$20
<b><u>Non Property Owners (Including cart)</u></b>	
18 Holes/9Holes	\$65/\$42
<b>Property Owners before 1pm/after 1 pm (18 hole)</b>	\$55/\$45
<b>Property Owners before 1pm/after 1 pm (9 hole)</b>	\$35/\$35
<b>Community Goodwill (Police, Fire, EMT etc.)</b>	\$40/\$20
<b><u>Other Fees</u></b>	
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	\$25/\$18
Annual Club Storage per bag	\$150
Annual Locker/Pull Cart each	\$55/\$90
Annual Range Program (Single)	\$450
Annual Range Program (Family)	\$550
Handicap/CFGA 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%.