

**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) (No longer offered for new members)                             | \$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 (Seen 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

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

| Daily Green Fees                                       | 2023 Rates |
|--|------------|
| <b>Golf Members' Guests (Excluding Cart)</b>           |            |
| 18 Holes/9Holes  | \$29/\$20  |
| <b>Non Property Owners (Including cart)</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>Other Fees</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/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%.