

CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 2026 FEE SCHEDULE (Approved)
(Informational Purposes Only) *All Fees are subject to change per the Board policy manual.

Property	2026
Amenity Fee (See Note 1)	\$16,000
Annual Assessment – Improved Property (See Note 2)	\$4,229
Annual Assessment – Unimproved Property (See Note 2)	\$2,537
A&E Filing Fee	\$300
Impact Fee – Finished Space (See Note 3)	\$2.00 per sq. ft
Impact Fee – Garages, Carports and Unfinished Space	\$1.25 per sq. ft
Impact Fee – Decks and Porches	\$1.00 per sq. ft
Lot Combination Fee (6 times unimproved fee)	\$15,222
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 Fee (excludes immediate family) per application, paid in advance for entire Rental period	\$192
Associate/Alumni Memberships	
Alumni Membership (See Note 4)	\$500
Associate Member – Social (Pay the current Unimproved Total Assessment) *Discontinued for new members	\$2,537
Rental Fees	
Atagahi Pavilion – Exclusive Use Fee – Community Activity (See Notes 5, 6)	No Charge
Atagahi Pavilion – Exclusive Use Fee – CF Member Private Party (See Notes 5, 6, 7, 8)	\$125-225
Boat Storage (See Notes 9, 10) *(Subject to Waitlist)	\$300
Trailer/RV Storage – Per Year, paid in advance (See Notes 9, 10) (Subject to Waitlist)	\$650
Trailer/RV Storage – Per Day (when available), paid in advance	\$25
Wellness Memberships	
Wellness Center – Annual Application fee per person (Includes use of equipment, not classes) No proration	\$100
Wellness Center – Annual – Single Unlimited Classes (Still must pay annual application fee per person) No proration	\$225
Wellness Center – One Month – Single Unlimited Classes	\$60
Wellness Center – Daily or Guest (See Note 11)	\$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 – Long Term Tenants/Annual Guests (new or added)	\$30
Key Fobs	\$10
Boat Registration (One Time)	\$35
Dog Park (One Time Buy-In)	\$125
Fishing License – 1 Day Guest Permit (see note 12)	\$8
Fishing License – 7 Day Guest Permit (see note 12)	\$17
Fishing License – Annual – Property Owner/Tenant	\$20
Organic Gardeners – Annual Fee	\$125

1-Billed December 31st the year of purchasing the home, due January 31st. Option to prepay for \$14,000 at closing.

2-Portion of assessments is dedicated to reserves and infrastructure funding.

3-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).

4-Must have been a CF resident for 7 years to qualify.

5-Exclusive use requires 30 or more persons; Community Activity TBD by Board.

6-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.

7-Four hour rental

8-Food/beverage sales may reduce use charge.

9-Max. pro-rated refund = 6 months

10-No sub-leasing of RV spaces or boat slips.

11-Daily or guest use must be during the hours trainer is on duty. No pass card will be issued.

12-Issued only in name of guest. No Annual Guest passes.

GOLF FEE SCHEDULE

Memberships (Memberships now include use of the driving range)	2026 Dues*
<u>18 Hole Platinum (ANNUAL) (Billed in January)¹</u>	
Property Owner (Single)	\$2,900
Property Owner (Family) (Note 2)	\$3,900
NPO-Associate Passport (Single)) (Notes 3 and 4)	\$3,900
NPO-Associate Passport (Family)) (Notes 2, 3 and 4)	\$5,500
<u>18 Hole Gold (MAY-OCT)¹(No Longer available for new golf members) (Billed in April)</u>	
Property Owner (Single)	\$2,400
Property Owner (Family) (Note 2)	\$3,400
<u>9 Hole Platinum (ANNUAL) (No Longer available for new golf members)(Billed in January)¹</u>	
Property Owner (Single)	\$1,900
Property Owner (Family) (Note 2)	\$2,600

Daily Golf Fees	2026 Rates
Property Owners (Including cart) before 1pm/after 1 pm (18 hole)	\$72/\$62
Property Owners (Including cart) before 1pm/after 1 pm (9 hole)	\$42/\$42
Non-Property Owners (Including cart) 18 Holes/9Holes	\$95/\$50
<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/CFGA Fees	\$50

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 use of all amenities except Wellness Center.

4 - NPO annual fees are due at contract signing.

* - 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%.