



9100 Highland Woods Boulevard · Bonita Springs, Florida 34135  
 T: (239) 495-9332 · F: (239) 495-7074  
[www.HWGCC.com](http://www.HWGCC.com)

**2018 General Club Information**

**This is a bundled club.** Every Owner of title to a Lot or Living Unit within the Community is a Member of the Club.

**The Annual Club Dues are billed annually on October 31<sup>st</sup> and are due on or before January 1<sup>st</sup>. Approved 2018 Annual Dues is \$6,449.66 broken down as follow:**

|  |                   |
|--|-------------------|
| Operating Budget                         | \$4,945.24        |
| Replacement Reserve Fund                 | \$ 725.00         |
| Golf Course Improvement Fund             | \$ 20.00          |
| Palmetto Reserve Fund                    | \$ 40.00          |
| <u>Bulk Cable &amp; Internet Service</u> | <u>\$ 719.42</u>  |
| <b>Total Annual Dues</b>                 | <b>\$6,449.66</b> |

**The annual Food & Beverage minimum is \$300.00.** The balance (if applicable) is assumed from the Seller and must be used by December 31, 2018 (excludes the annual New Year Eve’s event).

**Club is insured by Insurance Office of America, Inc.** – T: (407) 998-5319 / F: (407) 788-7933

**Resale Information**

**Current Resale Capital Contribution is \$4,945.24** – This is a one-time charge to be collected at closing from the Buyer on a separate check. Capital Contribution is based on the Annual Operating Budget (above) and will be determined by the date of closing.

**Estoppel Fee is \$250.00 to \$450.00** – Fee required at closing on a separate check. Expedited requests are an additional \$100.00.

Upon closing, please forward the Warranty Deed and required fees payable to *Highland Woods Golf & Country Club* to:

Highland Woods – Admin Office  
 9100 Highland Woods Blvd  
 Bonita Springs, FL 34135

Once the deed and fees are received, please allow 24-48 hours to activate the membership to the new owners.

**Neighborhood Association & Management Company Information**

Verandas III, V, VI; Heathermoor I; Terrace I, III, IV  
 Verandas II; Heathermoor II, III  
 Verandas IV, VII, VIII  
 Terrace II; Verandas I; Villas I, II  
 Summer Greens (Single Family Homes)

Randall & Hoyle Property Mgmt (239) 514-1711  
 Gulf Breeze Management (239) 498-3311  
 Tropical Isles Management (239) 939-2999  
 Alliant Property Management (239) 454-1101  
 Mr. Steve Rice (President) 239-495-8608