



1. Pulte Homes Master Planned Community – 100% Completed
2. 1,699 Total Units – 711 Golf Village Homes, 988 Lakes Village Homes
3. Bundled Community – All Residents Are Club Members
4. Lakes Village 2021 Annual Master Assessment - \$3189.00  
Golf Village 2021 Annual Master Assessment - \$6183.00
5. Colonial C.C. has a Bulk Cable and Internet Agreement with Comcast/Xfinity  
Quarterly billings of \$271.50 for HD X1 platform and X Blast internet service
6. Colonial C.C. has no debt and maintains \$2.5 million in reserve funds
7. CDD Balance -Cal Teague 239.690.7100 ext.101, [cteague@cddmanagement.com](mailto:cteague@cddmanagement.com)
8. Managed by Troon Golf LLC since founding – Troon Prive' Club
9. Reclaimed Water Use Agreement with the City of Ft. Myers
10. Two Gated and Monitored Entrances and Exits – 24 hour staffed access control
11. Traffic Jurisdiction Agreement with the FMPD

Managed by Troon Prive' Clubs of Distinction

[www.colonialgolfclub.com](http://www.colonialgolfclub.com)

[www.troon.com](http://www.troon.com)

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COLONIAL  
COUNTRY CLUB

Troon Privé

DATE

Title Company Name  
Address  
Address

## 2021 GOLF SAMPLE ESTOPPEL

ATTENTION:  
FILE #:

Seller:  
Buyer:  
Address:  
Closing:

In response to your request for Estoppel information, please see the following items below:

Commonly asked questions:

- Any Special Assessments: YES – VISION 2020 – See Attached
- Consent to transfer required: NO
- Is there a Neighborhood HOA: YES

Items of concern of the Colonial Country Club

- **Buyer** is responsible at closing for a **\$3,300.00** Community Capital Contribution Fee Due and Payable to Colonial Country Club.
- **Buyer** is responsible at closing for a **\$1,100.00** Golf Capital Contribution Fee Due and Payable to Colonial Country Club.
- 2021 Master Association Assessment of \$6,183.00 – To be Pro-rated between Buyer and Seller
- 2021 Quarterly Cable Package of \$271.50 – To be Pro-rated between Buyer and Seller – Subject to Change
- 2021 Quarterly Effluent Water of \$10.50 - \$44.50 (Depending on Neighborhood) – To be Pro-rated between Buyer and Seller – Subject to Change
- Vision 2020 Special Assessment of \$2,943.00 – Any Unpaid Balance - Due from the Buyer at Closing – Payable to Colonial Country Club
- Estoppel Fee of **\$100.00 made payable to Colonial Country Club – Due and Payable to Colonial Country Club**

**Please call just prior to closing to verify the status of monthly club charges as the current owner(s) may be actively member charging to the account.**

- At time of closing, the Master Association and Neighborhood documents should be transferred from the Seller to the Buyer.
- **After closing, copy of the deed and settlement statement should be sent to:  
Colonial Country Club, 9181 Independence Way, Fort Myers, Florida 33913**

Sincerely,

Mario L. Crespo  
Controller  
COLONIAL COUNTRY CLUB

COLONIAL  
COUNTRY CLUB

Troon Privé

DATE

Title Company Name  
Address  
Address

2021 LAKES SAMPLE ESTOPPEL

ATTENTION:  
FILE #:

Seller:  
Buyer:  
Address:  
Closing:

In response to your request for Estoppel information, please see the following items below:

Commonly asked questions:

- Any Special Assessments: YES – VISION 2020 – See Attached
- Consent to transfer required: NO
- Is there a Neighborhood HOA: YES

Items of concern of the Colonial Country Club

- **Buyer** is responsible at closing for a **\$3,300.00** Community Capital Contribution Fee **Due and Payable to Colonial Country Club.**
- 2021 Master Association Assessment of \$3,189.00 – To be Pro-rated between Buyer and Seller
- 2021 Quarterly Cable Package of \$271.50 – To be Pro-rated between Buyer and Seller – Subject to Change
- 2021 Quarterly Effluent Water of \$10.50 to \$44.50 – To be Pro-rated between Buyer and Seller – Subject to Change
- Vision 2020 Special Assessment of \$2,943.00 – Any Unpaid Balance - Due from the Buyer at Closing – Payable to Colonial Country Club
- Estoppel Fee of **\$100.00 made payable to Colonial Country Club – Due and Payable to Colonial Country Club**

**Please call just prior to closing to verify the status of monthly club charges as the current owner(s) may be actively member charging to the account.**

- At time of closing, the Master Association and Neighborhood documents should be transferred from the Seller to the Buyer.
- **After closing, copy of the deed and settlement statement should be sent to:  
Colonial Country Club, 9181 Independence Way, Fort Myers, Florida 33913**

Sincerely,

Mario L. Crespo  
Controller  
COLONIAL COUNTRY CLUB

**DATE:** February 24, 2021

**REFERENCE:** Vision 2020 – Clubhouse Expansion

To whom it may concern,

In March 2019, the Association's members approved plans to renovate the main Clubhouse building (project named "Vision 2020"), including its kitchen, dining room, and bar & grill areas, for an estimated cost not to exceed \$6.5 million.

Funding for Vision 2020 will be sourced from existing capital replacement reserves, existing working capital funds, and from a bank loan estimated to be \$5 million dollars.

In due time, the Association's members will be assessed for \$5 million, or \$2,943 per unit, to enable the Association to repay the bank loan.

Construction commenced in May 2020 and is scheduled to be completed in February 2021.

Sincerely,

Mario L. Crespo  
Controller  
COLONIAL COUNTRY CLUB

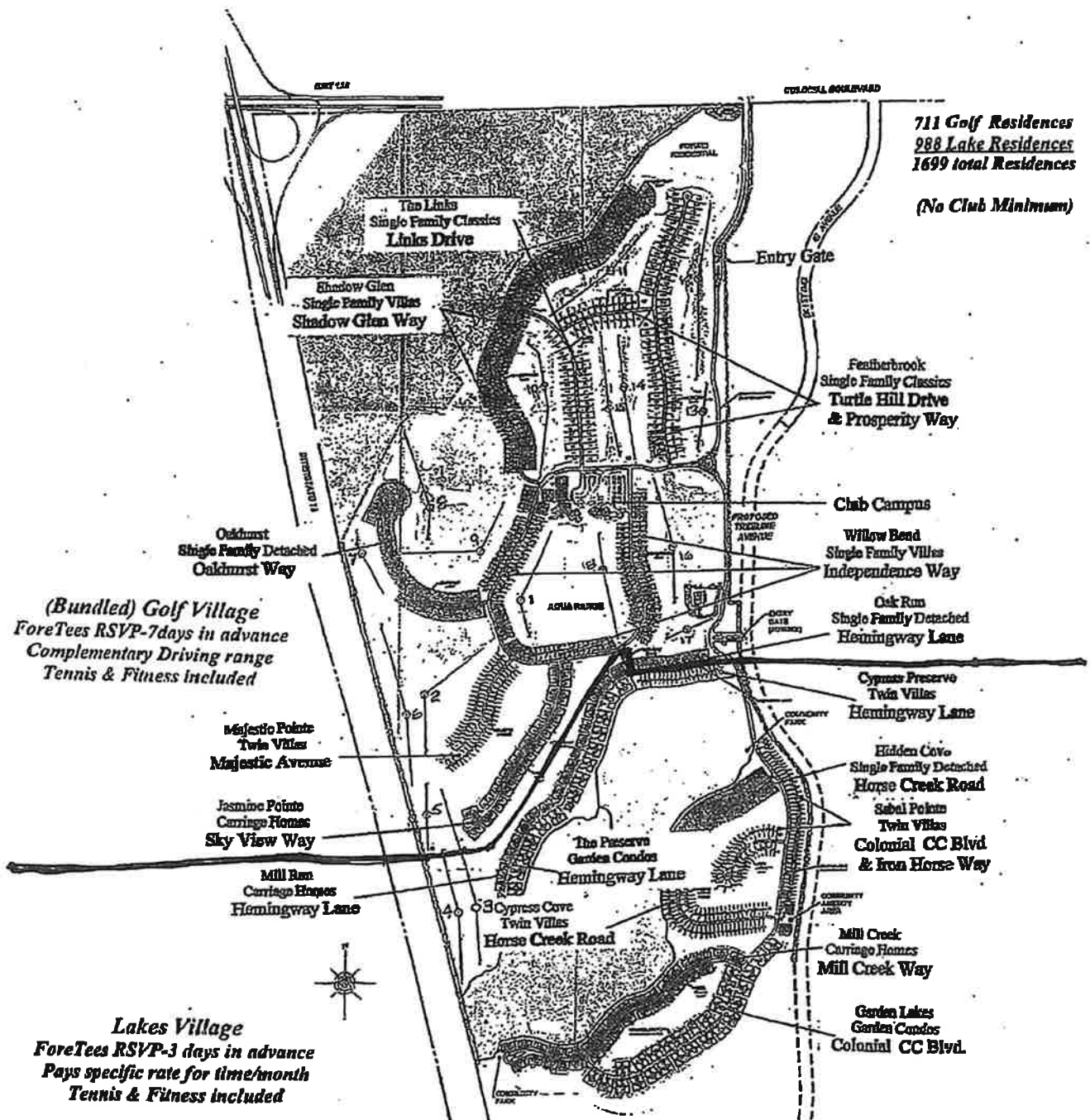


# 2021 Golf Rates

As approved by the Board of Directors

Month	Golf Village	Golf Transfer	Lakes Village	Family (Vertical)	Guest	Reciprocal
Jan	\$22	\$47	\$72	\$77	\$100	N/A
Feb	\$22	\$47	\$72	\$77	\$100	N/A
March	\$22	\$47	\$72	\$77	\$100	N/A
April	\$22	\$47	\$52	\$57	\$70	N/A
May	\$20	\$33	\$36	\$41	\$45	\$45
June	\$20	\$33	\$36	\$41	\$45	\$45
July	\$20	\$33	\$36	\$41	\$45	\$45
Aug	\$20	\$33	\$36	\$41	\$45	\$45
Sept	\$20	\$33	\$36	\$41	\$45	\$45
Oct	\$20	\$33	\$36	\$41	\$45	\$45
Nov	\$22	\$47	\$52	\$57	\$70	N/A
Dec	\$22	\$47	\$52	\$57	\$70	N/A

\* Please note that all rates include greens fee, cart fee, and range balls but are exclusive of sales tax.



**711 Golf Residences**  
**288 Lake Residences**  
**1699 total Residences**  
 (No Club Minimum)

**(Bundled) Golf Village**  
 ForeTees RSVP-7days in advance  
 Complementary Driving range  
 Tennis & Fitness included










**Lakes Village**  
 ForeTees RSVP-3 days in advance  
 Pays specific rate for time/month  
 Tennis & Fitness included

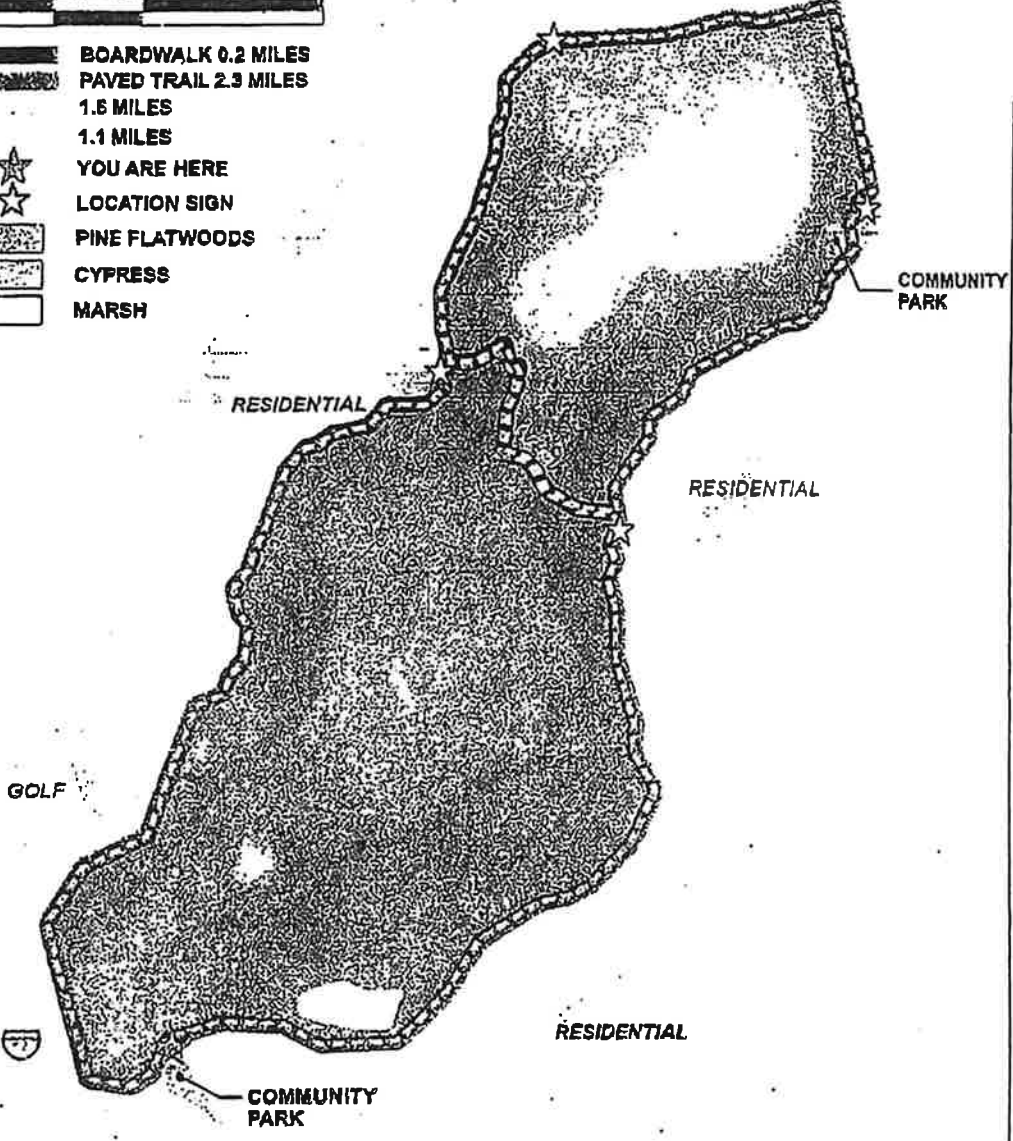
**COLONIAL**  
 COUNTRY CLUB



COLONIAL  
COUNTRY CLUB



-  BOARDWALK 0.2 MILES
-  PAVED TRAIL 2.3 MILES
-  1.6 MILES
-  1.1 MILES
-  YOU ARE HERE
-  LOCATION SIGN
-  PINE FLATWOODS
-  CYPRESS
-  MARSH



**Quarterly Neighborhood Homeowner's dues for 2021**

All information provided by Property Managers & Neighborhood Presidents

Cypress Cove	\$785.00
Cypress Preserve	\$750.00
Featherbrook I	\$575.00
Featherbrook II	\$535.00
Featherbrook III	\$720.00
Garden Lakes I	\$840.00
Garden Lakes II	\$815.00
Garden Lakes III	\$810.00
Garden Lakes IV	\$780.00
Garden Lakes V	\$810.00
Hidden Cove	\$500.00
Jasmine Pointe I	\$820.00
Jasmine Pointe II	\$808.00
Jasmine Pointe III	\$785.00
Links	\$479.00
Majestic Pointe	\$880.00
Mill Creek I	\$838.55
Mill Creek II	\$998.32
Mill Creek III	\$900.00
Mill Creek IV	\$900.00
Mill Creek V	\$888.00
Mill Run I	\$850.00
Mill Run II	\$970.00
Mill Run III	\$905.00
Oakhurst	\$432.00
Oak Run	\$648.00



Preserve I	\$900.00
Preserve II	\$863.00
Preserve III	\$856.00
Preserve IV	\$895.00
Sabal Pointe	\$744.00
Shadow Glen I	\$528.00
Shadow Glen II	\$600.00
Willow Bend I	\$530.00
Willow Bend II	\$617.00
Willow Bend III	\$550.00

Any questions regarding Homeowner's Association must be directed to:

**Alliant Property Management** – 239-454-1101  
Oakhurst

**Associa Gulf Coast** – 239-277-0718  
Garden Lakes I, II, III, IV & V; Mill Run III, Oak Run, Shadow Glen II  
(Garden Lakes Rec Association & Mill Run Rec Association)

**Cardinal Property Management** – 239-210-6125  
Cypress Cove & Majestic Pointe

**D&D Association Services, LLC** – 239-887-4200  
Mill Creek II

**My Town Communities** – 239-481-1577  
Mill Creek IV

**Resort Management** – 239-649-5526  
Mill Creek III  
(Mill Creek Rec Association)

**Sandcastle Community Management** – 239-596-7200  
Jasmine Pointe I & III,  
Mill Creek I, Mill Run II, and Willow Bend I  
(Jasmine Pointe Rec Association)

**Schoo Association Management** – 239-362-3091  
Cypress Preserve, Featherbrook I & II, Hidden Cove, Links,  
Mill Run I, Preserve I, II, & III, Willow Bend II  
(Preserve Rec Association)

**Sentry Property Management** – 239-277-0112  
Featherbrook III, Jasmine Pointe II, Mill Creek V, Preserve IV, Sabal Pointe,  
Shadow Glen I, & Willow Bend III