

  
**COLONIAL**  
COUNTRY CLUB  
EXPERIENCE TROON GOLF®

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 2023 Annual Master Assessment - \$4244.00  
Golf Village 2023 Annual Master Assessment - \$8083.00
5. Colonial C.C. has a Bulk Cable and Internet Agreement with Comcast/Xfinity  
Quarterly billings of \$282.00 for HD X1 platform and X Blast internet service
6. Colonial Country Club 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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DATE

Title Company Name

Address

Address

ATTENTION:

FILE #:

Seller:

Buyer:

Address:

Closing:

## 2023 GOLF SAMPLE ESTOPPEL

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 - Insert Management Name and Telephone Number

Items of concern of the Colonial Country Club

- **Buyer** is responsible at closing for a **\$3,600.00** Community Capital Contribution Fee **Due and Payable to Colonial Country Club.**
- **Buyer** is responsible at closing for a **\$1,200.00** Golf Capital Contribution Fee **Due and Payable to Colonial Country Club.**
- 2023 Master Association Assessment of \$8,083.00 – To be Pro-rated between Buyer and Seller
- 2023 Quarterly Cable Package of \$282.00 – To be Pro-rated between Buyer and Seller – Subject to Change
- 2023 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 stays with property and becomes the Buyers responsibility.
- 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  
Director of Finance  
COLONIAL COUNTRY CLUB

DATE

Title Company Name  
Address  
Address

## 2023 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 – Insert Management Name and Telephone Number

Items of concern of the Colonial Country Club

- **Buyer** is responsible at closing for a **\$3,600.00** Community Capital Contribution Fee **Due and Payable to Colonial Country Club.**
- 2023 Master Association Assessment of \$4,244.00 – To be Pro-rated between Buyer and Seller
- 2023 Quarterly Cable Package of \$282.00 – To be Pro-rated between Buyer and Seller – Subject to Change
- 2023 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 stays with the property and becomes the Buyers Responsibility
- 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  
Director of Finance  
COLONIAL COUNTRY CLUB



DATE:

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 is sourced from existing capital replacement reserves, existing working capital funds, and from a bank loan estimated to be \$5 million dollars.

The outstanding quarterly assessment over the course of the eight year loan on this property is quarterly payments of \$107.00.

Construction commenced in May 2020 and was completed in February 2021.

Sincerely,

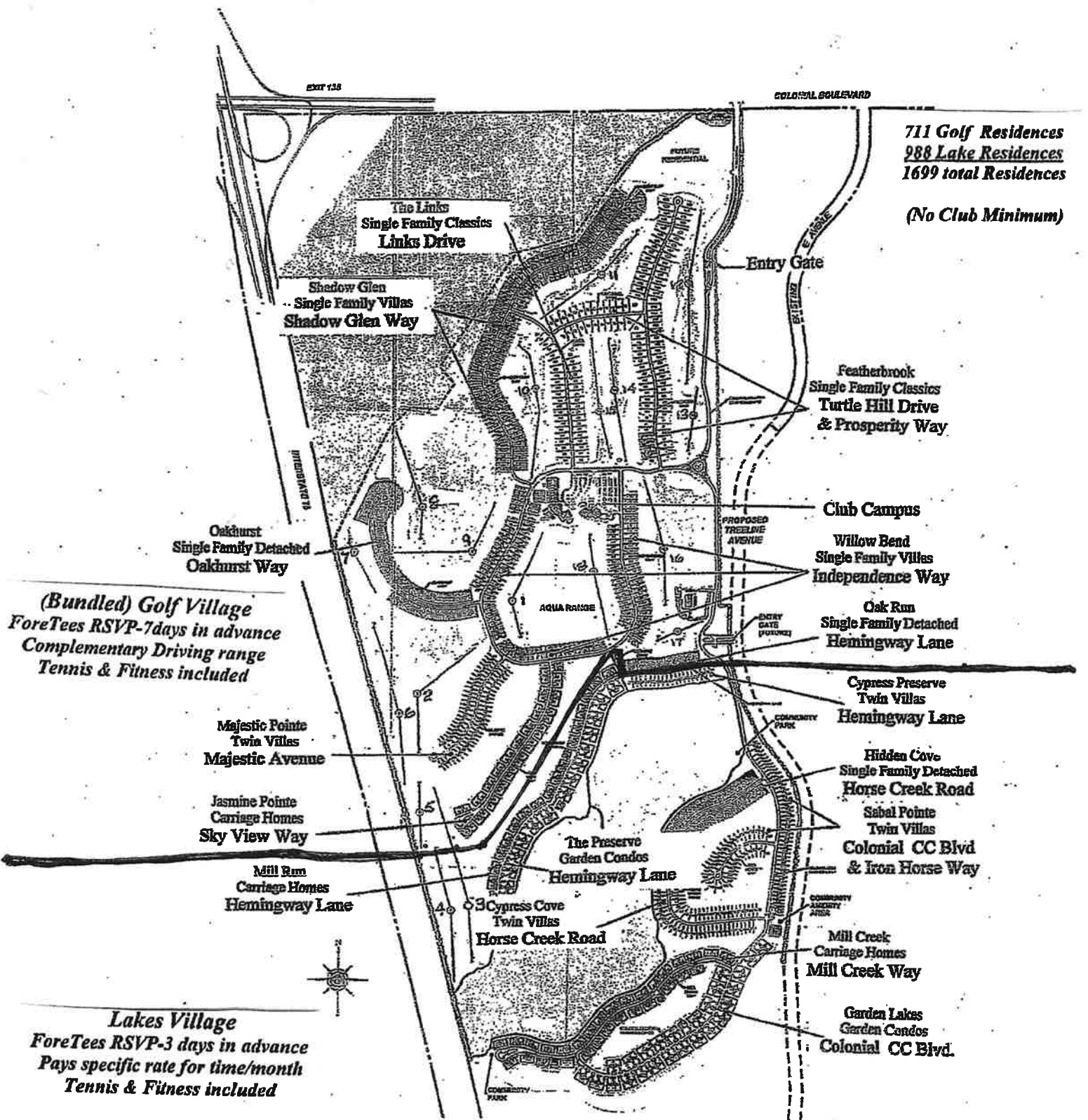
Mario L. Crespo  
Controller  
COLONIAL COUNTRY CLUB

EXIT 138

COLONIAL BOULEVARD

**711 Golf Residences**  
**988 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





# 2023 Golf Rates

<u>Month</u>	<u>Golf Village</u>	<u>Golf Transfer</u>	<u>Lakes Village</u>	<u>Guest</u>	<u>Family Guest</u>	<u>Reciprocal</u>
January	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A
February	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A
March	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A
April	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A
May	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
June	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
July	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
August	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
September	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
October	\$21.00	\$32.00	\$45.00	\$75.00	\$50.00	\$50.00
November	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A
December	\$23.00	\$52.00	\$75.00	\$125.00	\$80.00	N/A

\* 9-Hole rates for all categories is 60% of the 18-Hole rate (except Golf & Lakes Villages, which is 50%).

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

**Quarterly Neighborhood Homeowner's dues for 2022**

All information provided by Property Managers & Neighborhood Presidents

Cypress Cove	\$825.00
Cypress Preserve	\$850.00
Featherbrook I	\$610.00
Featherbrook II	\$575.00
Featherbrook III	\$720.00
Garden Lakes I	\$878.00
Garden Lakes II	\$869.00
Garden Lakes III	\$862.00
Garden Lakes IV	\$831.00
Garden Lakes V	\$860.00
Hidden Cove	\$550.00
Jasmine Pointe I	\$870.00
Jasmine Pointe II	\$829.00
Jasmine Pointe III	\$798.00
Links	\$510.00
Majestic Pointe	\$880.00
Mill Creek I	\$838.54
Mill Creek II	\$1,017.99
Mill Creek III	\$963.00
Mill Creek IV	\$900.00
Mill Creek V	\$888.00
Mill Run I	\$950.00
Mill Run II	\$1,025.00
Mill Run III	\$1,010.00
Oakhurst	\$454.00
Oak Run	\$687.00

Preserve I	\$1,091.00
Preserve II	\$985.00
Preserve III	\$1,000.00
Preserve IV	\$950.00
Sabal Pointe	\$782.00
Shadow Glen I	\$528.00
Shadow Glen II	\$617.00
Willow Bend I	\$550.00
Willow Bend II	\$600.00
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