



Glen Eagle Golf and Country Club is a private, gated community with 1234 units comprised of 924 Golf Memberships and 310 Social Memberships. There are 15 neighborhood Associations. Glen Eagle offers its members, transferees and their guests a par-70, 18-hole championship golf course, Clubhouse, Fitness Center, Billiard Room, Card Rooms, a Meeting Room and an Activities Center. The Restaurant consists of a dining room, a private dining room, a lanai and a full-service bar and lounge area, The 19th Hole.

Visit our website at www.gleneaglecountryclub.com

CURRENT MASTER ASSOCIATION BUDGET
2023

Golf Membership	\$5,229.00 per annum
Social Membership	\$3,568.00 per annum
Golf Capital Contribution	\$5,000.00 at sale
Social Capital Contribution	\$3,000.00 at sale
Transfer Fee – Golf Membership	\$275.00 at sale
Transfer Fee – Social Membership	\$200.00 at sale
Estoppel Fee	\$200.00* at sale (*\$300.00 if received less than five business days)
Food Minimum	\$600.00 per annum (cycle runs from May 1 st to April 30 th) (covers food & soft beverages only)

Note: Membership status is attached to the unit, therefore a member cannot sell or purchase a Golf Membership.

Note: Members can pay one-half of the annual membership twice per year (Due January 25th and July 25th)

MEMBERSHIPS

Golf Membership	Social Membership
A unit within Glen Eagle to which a Golf Membership has been attached. The Golf Membership fee includes both golf and social amenities	A unit within Glen Eagle to which a Social Membership has been attached. Social Membership covers only the social amenities, and these members do not pay dues for any golf related operations.



**GLEN EAGLE GOLF & COUNTRY CLUB
MASTER ASSOCIATION**

The Glen Eagle Golf & Country Club is governed by a Master Association. The Master Association is responsible for the care and maintenance of the golf course, restaurant, fitness center, the Divot, tennis courts at the clubhouse and any other grounds that are not deeded to you as an owner or to your community association. The goal of the Master Association is to maintain the Glen Eagle community in such a condition that owners are proud to live here and can enjoy a comfortable and relaxed environment without concern. The overall Glen Eagle community consists of 15 separate neighborhood communities, as follows:

Addison Reserve	Montclair Park Villas
Brittany Place	Oxford Village
Chatham Square I	Lago Villaggio
Chatham Square II	Saratoga Colony
Glenmoor Greens I	Sterling Greens I
Glenmoor Greens II	Sterling Greens II
Montclair Park Fairway Estate Homes	Sterling Lakes I
	Sterling Lakes II

Every Glen Eagle owner is a member of both the Master Association and their specific neighborhood community association. You should have received a copy of the Master Association documents and the applicable neighborhood association documents when you purchased your Glen Eagle home.

The Master Association documents reflect the policies and rules of the Glen Eagle community that apply to each member/tenant. Your neighborhood association documents reflect the policies and rules of the particular neighborhood in which you reside. We urge you to read both sets of documents to familiarize yourself with the governing provisions of both associations.

It is important for you to know that your neighborhood association documents could have more strict rules than the Master Association, however, they can never have less strict rules than the Master Association.

The most common questions that owners have about rules concern pets, changes to landscaping and vehicles. The answer lies within the association documents. Check both the Master Association documents and your neighborhood community association documents for answers to these questions.

The Glen Eagle staff is always available to answer your questions concerning the Master Association and to serve you in the best way possible.

PROPERTY MANAGEMENT COMPANIES BY COMMUNITY

Property Management Company	Phone Number	Community Name
South West Property	239-261-3440	Glenmoor Greens II
Resort Management	239-649-5526	Brittany Place Sterling Greens II Saratoga Colony
Moore Property Services	239-598-5980	Addison Reserve Sterling Lakes I Lago Villaggio
Montclair Park Fairway Estate Homes	-----	Self-Managed
Guardian Property Management	239-514-7432	Glenmoor Greens I
Anchor Associates	239-649-6357	Chatham Square I Chatham Square II Sterling Greens I Chatham Square Commons Oxford Village Sterling Isles Commons Montclair Park Villas Sterling Lakes II

FOOD & BEVERAGE MINIMUM POLICY AT RESALE

The Food Minimum of \$600.00 per annum begins May 1st and ends April 30th

Procedure regarding pre-paid Food & Beverage Minimum and the resale of a property:

The Club receives a request from a title company or attorney for the balances on the owner's account. At that time, we send a letter to the owner informing them that their account is frozen. The owner can still use the Club, but only with the use of a credit card. This ensures that the amounts due at closing are correct. This also freezes the Food & Beverage Minimum.

When an owner is selling their unit, the Club (and title company) policy is that the owner should have spent \$50.00 per month for each month of the minimum year (\$600.00 total per annum). We prorate the minimum at that amount. If an owner has not spent that amount it will be deducted at closing. For example, if a seller has \$200.00 remaining in their Food & Beverage Minimum and the closing is in the 10th month of the F&B Minimum period, then \$100.00 will be transferred to the buyer (paid to the seller at closing) and \$100.00 will be lost. Nothing will be transferred to the buyer if the seller has used all their Food & Beverage Minimum.

Glen Eagle Golf & Country Club

2023

STRUCTURE OF GOLF FEES (includes the cart)

		January February March	April November December	May October	June July August September
Member Cart Fee	18 Holes	\$22.50	\$22.50	\$22.50	\$22.50
	9 Holes	\$14.50	\$14.50	\$14.50	\$14.50
<i>Daylight Savings after 4:30pm</i>	<i>9 after 4:00pm</i>	\$10.50	\$10.50	\$10.50	\$10.50
	Walking	\$6.00	\$6.00	\$6.00	\$6.00
Guest of Member	18	\$89.00	\$74.00	\$39.00	\$39.00
	9	\$55.00	\$47.00	\$25.00	\$25.00
	Walking	\$20.00	\$17.00	\$12.00	\$12.00
Direct Family*	18	\$64.00	\$59.00	\$39.00	\$35.00
	9	\$41.00	\$39.00	\$25.00	\$22.00
	Walking	\$14.00	\$12.00	\$12.00	\$12.00
Tenant	18	\$64.00	\$59.00	\$39.00	\$35.00
	9	\$41.00	\$38.00	\$25.00	\$22.00
<i>Daylight Savings after 4:30pm</i>	<i>9 after 4:00pm</i>	\$23.00	\$21.00	\$15.00	\$15.00
	Walking	\$14.00	\$12.00	\$12.00	\$12.00
Social Member	18	N/A	N/A	\$39.00	\$39.00
	9	N/A	N/A	\$25.00	\$25.00
	Walking	N/A	N/A	\$12.00	\$12.00

(Prices subject to change)

***Direct family guest can be accompanied or unaccompanied.** When a guest is unaccompanied, tee times must be made through the golf shop and the guest must present proper ID when checking in. Also, the names of the direct family members must be submitted by owner to the Administration Office for input into the Chelsea system, and **no more than 6 family names** will be allowed per annum. The names of those 6 family members may only be changed one (1) time per year. The sixth month window begins on April 1st and ends on October 1st. During the months of January, February & March, Direct Family guests must be accompanied by a golf member in order to play golf.

Family members are defined as mothers, fathers, daughters, sons, sisters, brothers, grandchildren, in-laws and spouses of significant others of the previously mentioned family members.

Tenants who have family guests will be charged the Guest of Member rates.

Revised 11/16/22

Proper golf attire is required for all golfers. Spikeless shoes or soft spikes are required on the golf course.

- The dress code is applicable to the golf course. The proper attire is to be worn at all times and members and transferees are responsible for appropriate dress for themselves and their guests. Visiting family members and guests should be told in advance what is not acceptable, such as non-dress T-shirts or denim.
- Management is responsible for the enforcement of these guidelines; other members should not approach the person but immediately seek management to take care of the problem.
- Access to the golf course will be denied to anyone not conforming to the dress code.
- Continued lack of cooperation will be dealt with by the General Manager utilizing the suspension and/or fining process.
- MEN'S attire is limited to:
 - Shirts with collars.
 - Shirts with turtleneck and mock-turtleneck collars. No muscle shirts are permitted.
 - Shirts must be tucked into slacks/shorts.
 - Sweaters, sweatshirts, and or jackets must have an appropriate shirt underneath.
 - Dress slacks or Bermuda length shorts. Cargo shorts are not permitted. Short shorts are not permitted. Denim shorts are not permitted. Gym shorts or bathing trunks are not permitted.
- WOMEN are not permitted to:
 - Wear any top that has an open midriff. Tops with sleeves can be collar-less. Tops without sleeves must have a collar.
 - Cargo shorts are not permitted. Short shorts are not permitted. Denim shorts are not permitted. Gym shorts or bathing trunks are not permitted.
- CHILDREN: SAME AS ADULTS

DISCLOSURE SUMMARY FOR
GLEN EAGLE GOLF & COUNTRY CLUB

1. As a purchaser of property in the Glen Eagle community, you will be obligated to be a member of the Glen Eagle Homeowners' Association as well as a neighborhood association.
2. Resale Capital Contribution **Article 11.12 (B)** "The purchaser(s) of the Lot or Living Unit shall pay, at the time of closing, a Resale Capital Contribution to the Master Association. The obligation to pay the Resale Capital Contribution shall be secured by and may be enforced by a continuing lien as provided in Sections 11.10 and 11.8 of this Declaration."
3. Two (2) member identification cards will be issued to only one "family" in a unit **(see Article 3.7 on Page 2.)**
4. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
5. You will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
6. Your failure to pay these assessments could result in a lien on your property, possible foreclosure, and loss of privileges.
7. There is no obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.
8. The Restrictive Covenants cannot be amended without the approval of the Association Membership.
9. The statements contained in this disclosure are only summary in nature, and as a prospective purchaser, you should refer to the Covenants and the Association's Governing Documents.
10. These Documents are matters of public record and can be obtained from the record office in the county where the property is located.
11. No boat, trailer, semi-trailer, house trailer of any kind, camper mobile home, motor home, bus, truck, truck camper, pick-up truck or any disabled inoperative or unlicensed motor vehicle of any kind may be parked or kept in the community unless it is kept fully enclosed inside a garage. SUVs are exempt from this requirement.

Note: Your Neighborhood Association also has documents that reflect policies and rules of the neighborhood in which you will reside.

Glen Eagle Golf & Country Club Master Declaration

3.7 “Family” means one natural person or not more than two natural persons who are not related to each other by blood or adoption, who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. The decision as to whether two persons reside and constitute a qualifying family unit shall be a matter for the Board of Directors in their sole and unbridled discretion. Once designated and accepted by the Board as a qualifying family unit, no change in persons so constituting the qualifying family unit may be made except for one time in any calendar year and no more than three times in any constituent partner’s lifetime, but in all events such change in partner shall be subject to the Board’s approval in its sole and unbridled discretion. Further, the biological or adopted children of only one person shall be entitled to golf privileges if they meet all of the following condition(s) (a) said children are age 21 or less; a (b) such child or children are not married or co-habiting with any third party; and (c) said children do not have custodial children of their own, (i.e. grandchildren of the member), and (d) said children reside with the owner on a permanent basis, or in the case of college or graduate students, at such times as the student is not enrolled in a college or university. If a Lot or Living Unit is owned by two or more persons who are not a “family” as described above or is owned by an entity which is not a natural person, the owner shall be required to select and designate one (1) family as defined above to utilize the golf membership. When there has been no change in the ownership of a Lot or Living Unit, a change in the designated golfer may be made only one time in a calendar year.

(For example: Family description husband & wife or significant other)

- Master Declaration 7.22B: Pickup trucks must be kept fully enclosed inside a garage.
- Master Declaration 7.22C: No vehicle of any kind may be parked from 10:00pm to 6:00am on common property including roads and parking lots.
- Master Declaration 7.23: No business, commercial activity or profession may be conducted from any Unit, nor may the name of the Community or address of any Living Unit be publicly advertised as the location of any business.
- Master Declaration 8.1: Members looking to make changes and alterations to the exterior of any unit or grounds must in advance submit the proper ARC form for approval. ARC forms can be found on the Glen Eagle Website or may be obtained from the Administration Office.
- For your safety and the safety of others, please observe the speed limit of 25 MPH within the community.

2023 Proposed Glen Eagle Golf & Country Club Budget

	2023 Proposed Budget		2022 Approved Budget	
Social Income & Cost Centers				
Administration Income	215,509		104,540	
Administration Expense	2,196,247		2,421,830	
Admin Net Income (Expense)		\$ (1,980,738)		\$ (2,317,290)
Food & Beverage Revenue	1,647,110		1,525,827	
Less F&B Cost of Sales	606,018		590,038	
Food & Beverage Gross Profit	1,041,092		935,789	
Food & Beverage Operating Expense	1,835,911		1,704,703	
Food & Beverage Net Income (Expense)		(794,819)		(768,914)
Common Grounds Expense		(1,037,891)		(433,667)
Fitness Expense		(151,177)		(124,000)
Asset Purchases 2021 / 2020		0		0
Allocation of Admin Exp to Golf Activity - 7%		153,737		165,000
Sub-Total Social Income (Expense) Before Surplus/De		(3,810,888)		(3,478,871)
Less: Estimated Blue Stream Credit from 2021		0		143,520
Less: Estimated Deficit for 2022*		(222,120)		0
Total Social Operations Income (Expense)		(4,033,008)		(3,335,351)
Social Members		1,234		1,234
Social Operations Maintenance Fee		3,268	21%	2,703
Golf Income & Cost Centers				
Course Income-cart fees, etc.	1,095,824		1,007,660	
Pro Shop Revenue	184,300		125,000	
Less Pro Shop Cost of Goods Sold	120,280		86,380	
Pro Shop Gross Profit	1,159,844		1,046,280	
Pro Shop Operating Expense	700,870		666,561	
Golf Shop Net Income (Expense)		458,974		379,719
Golf Course Maintenance Expense		(2,015,206)		(1,826,274)
Asset Purchases 2021 / 2020		0		0
Allocation of Admin Exp to Golf Activity - 7%		(153,737)		(165,000)
Sub-Total Golf Income (Expense) Before Surplus/Deficit		(1,709,970)		(1,611,555)
Add: Estimated Surplus for 2022*		175,560		143,520
Total Golf Operations Net Income (Expense)		(1,534,410)		(1,611,555)
Golf Members		924		924
Golf Operations Maintenance Fee		1,661	-5%	1,744
		2023		2022
Golf Member Operations Maintenance Fee		1,661		1,744
Social Member Operations Maintenance Fee		3,268		2,703
Golf Reserves Assesment		0		250
Common Reserves Assesment		300		300
Total Golf Member Fees		5,229		4,997
Total Percent increase (dec) over prior year budget		4.6%		0.3%
Social Member Operations Maintenance Fee		3,268		2,703
Common Reserves Assesment		300		300
Total Social Member Fees		3,568		3,003
Total Percent increase (dec) over prior year budget		18.8%		2.9%

Note. All members fund four departments: Administration, Common Ground, Food & Beverage, and Fitness.

Golf members exclusively fund Golf Operations and Golf Maintenance.

*2022 Estimated surplus/deficit will be true up after audited financials are completed and the impact for members will be on the 2nd half dl.

GLEN EAGLE GOLF and COUNTRY CLUB

REAL ESTATE SIGNS - PROCEDURES

The Glen Eagle Master Association has adopted this policy for both owners and realtors. Although the Governing Documents do not permit any signage at any time, the Board recognizes that a procedure is required to permit a limited use of signs and entry to facilitate Unit re-sales. This revised procedure is a result of a discussion with Glen Eagle realtors and is intended to facilitate sales while recognizing the desire for a reduced number of signs.

Glen Eagle will post Open House signs from Noon to 4PM on Saturday and Sunday at Davis & County Barn Road, and at the intersection at Glen Eagle Boulevard. Through the Pro Shop, the Club will provide to owners or realtors Glen Eagle specific Open House signs. There will be a charge for the sign at the time of pick up (credit card only), but one will be reimbursed if the sign is returned that day before 5PM in the Pro Shop. *(Please confirm with the Pro Shop how you can get reimbursed, as well as the name of the person you spoke with.)*

If there are any questions regarding these procedures, please contact the General Manager, Michael Raber.

1. One Open House sign will be placed by the Master Association on Saturday and Sunday, NOON to 4PM, at the outside front entrance near the flagpole. There will be no signs at the Radio Road area. If any drive-bys wish to enter to view Open Houses, the person on duty will enter appropriate information about the vehicle and may require identification.

2. Two Open House signs with arrows (pointing each way) will be placed by the Master Association on Saturday and Sunday, from NOON to 4PM, on the north side of Glen Eagle Boulevard.

3. One Open House sign will be permitted on the corner of the street where a turn is to be made and should be placed by the first realtor needing a sign at that street. One Open House sign with appropriate direction arrow will be permitted at any subsequent junction requiring instructions as to which way to go and should be placed by the first realtor needing a sign at that street.

4. The realtor may place his company sign on the property for sale, as long as the property belongs to the Unit Owner. A condo association is exempt from this as there is no unit owner owning land around the building(s). Also, this sign is only to be displayed on Saturday and Sunday, NOON to 4PM.

5. The person on duty on Saturday and Sunday will hand out our Open House listing to prospective buyers. On the back of the listing, there will be a map of Glen Eagle, reflecting community names and street names. The Administration Office prepares this listing and the realtor/owner can add their listing by emailing their information to lisa@gleneaglecountryclub.com **before 4:30PM on Thursday**. The listing will not be repeated the next week, and therefore, the realtor/owner will need to send their information again for their next showing.

6. Under no circumstances is anyone permitted to advertise Glen Eagle's universal (vendor's) code number or any owner's personal code number.

The Master Association Board of Directors, the General Manager, the Realtors and the Unit Owners share in their desire to (a) keep Glen Eagle appreciating in value; (b) keep Glen Eagle looking well kept and attractive; (c) allow owners freedom to advertise and show their homes whether through a realtor or personally; and (d) permit the Master Association to accrue Capital Contributions funds for future reserve needs. The true spirit of Glen Eagle is reflected in the coming together of these entities to work out an effective but appropriate procedure to ensure that all goals may be reached.

Revised 12/2022