

2023

Pelican Sound Golf & River Club

Pelican Sound Fact Sheet

4569 Pelican Sound Blvd., Estero, FL 33928
Phone (239) 948-5258 Fax (239) 948-5223

Pelican Sound Golf & River Club is a private, bundled community, located between U.S. 41 and Estero Bay. Pelican Sound membership includes; a 27-hole Chip Powell/Mike Hill designed championship golf course as well as an 23,400 square foot Golf Clubhouse, an 8,795 square foot River Clubhouse that offers dining, a 11,630 square foot Fitness Center, Racquet Center, a resort-style pool, a community boat shuttle that takes residents to the beach at Lovers Key State Park, canoes and kayaks available for residents, boat ramp, and limited boat storage.

AMENITIES

Golf Course Architect: Chip Powell / Mike Hill
Golf Course Holes: 27 holes

Restaurant Names: The Golf Clubhouse and River Club
Seating Capacity: 250 Guests Clubhouse / 198 Guests River Club
Racquet Center: 8 Hydro-Grid Tennis Courts, 10 Pickleball Courts, 5 Bocce Courts
Other Amenities: Boat Shuttle, Fitness Center, Canoes & Kayaks, 6 Pools, 5 Spas, Kiddie Pool, 3 Fire Pits, Boat Launch Ramp & Outdoor Boat Storage, Playground, 1/2 Court Basketball, 2 Horseshoe Pits. Golf Shop & Racquet Center

MEMBERSHIP: Membership is an exclusive right to Pelican Sound Owners. Membership is a family membership and dependent upon ownership of a residence in Pelican Sound.

<u>Membership Type</u>	<u>Units #</u>	<u>Privileges</u>	<u>Fees for 2023</u>
Bundled Community	1299	Access to all amenities listed above	Annual Assessment \$9,405 Re-Sale Capital Fee \$9,405 (at Closing) Estoppel Fee \$299 (at Closing)

Golf Club & Racquet Center Capital Assessment \$7,900* due July 2018 as Prepaid for 2019 – 2025

*If owner financed with the Club, buyer assumes payments of \$105 per month until December 2025

For Neighborhood Association Fees Please Call the Following:

Sandcastle PMB 239-466-3330	Torrey Pines
KPG Accounting 239-434-8866	Edgewater 4 & Seaside 3
Cambridge PM 239-249-7000	Edgewater 1,2,3 and Hammock Greens 1,2,3,4
Shari Perkins 716-812-2330	Pinehurst
Collier Financial 239-774-7088	All Others

Pelican Sound

General Manager, Eric Long
Director of Finance, Christa McKnight

Resident Membership

Resident Membership is a family membership and dependent upon ownership of a residence in Pelican Sound. The following terms and conditions, shall govern membership.

Resident Membership Terms and Conditions

1. All Members must have a certificate of approval from their Neighborhood Association.
2. After acquiring title to a lot in Pelican Sound, the new Owner(s) of record are required to submit a signed copy of the closing papers to the Administration Office.
3. Upon selling or transferring title of the residence, membership privileges shall terminate.
4. To use any of the Club Facilities and amenities, all Members must be in good standing with no outstanding violations or financial obligations.
5. Members may use all Club amenities.
6. Members will be required to pay all applicable fees (cart, trail, boat/outdoor storage facility, etc.)
7. Extended or additional family members who reside with a unit owner on a full-time basis may be allowed social privileges (dining only) of the Club if so requested by the member who will be responsible for their charges.
8. If a resident member requests Club or membership privileges to be granted on an extended family member, live-in companion or dependent children, the resident member is jointly and severally responsible for that person's charges or expenses incurred.
9. The following four (4) conditions govern all resident memberships:

A. Married Owners

1. The family membership includes the married couple and either of the spouses' unmarried dependent children twenty-four (24) years of age or under who are living with their parents or attending school full time.
2. All individuals included in a family membership must be registered with the Club's Administration Office.
3. Subject to the consent of the Board of Directors, unmarried dependent and physically or mentally handicapped children who physically reside with their parents, who are in fact members, may be included in the family membership.
4. The Board of Directors may reasonably impose additional restrictions on the use privileges of dependents.

B. Multiple Owners

1. If a residence is owned by multiple Owners (other than husband and wife) or an entity, such as by way of example and not limited to, joint or multiple tenancy, corporation, partnership or trust, privileges to use the Club Facilities shall be available to two individuals.
2. Subject to the consent of the Board of Directors, unmarried dependent physically or mentally handicapped children who are over the age of twenty- four (24) and living with their parent(s) may be included in the family membership.
3. Membership rights to use the Club Facilities will be established by the Owner(s) on title by filing a signed Designated Membership Form.
4. All individuals listed on the title, included in a trust, corporation or partnership, must be registered with the Club by completing a Resident Registration Form.
5. The Owner(s) may change the Designated User by completing a Change of Designated Member Form and paying the current fee as established by the Board of Directors.
6. The "Designated User" cannot be changed more than three (3) times per calendar year.

C. Single Owner

1. Membership includes the individual Owner and any unmarried dependent children twenty-four (24) years of age or under who are living with their parent or attending school full time.
2. Subject to the consent of the Board of Directors, unmarried dependent physically or mentally handicapped children who are over the age of twenty-four (24) and living with their parent may be included in the family membership.

Single Owner with a live in companion.

The Club determines the terms and conditions of extending the membership to a Companion Member. The Board of Directors may, from time to time, modify and/or revoke policies relating to Companion Member designation and use of Club Facilities by Companion Members and their dependent children.

1. A resident Member of the Club, with a person of the same or opposite gender who physically resides with the member in a single housekeeping unit, may designate such Member's cohabitant as a "Companion Member" of the Club by completing the appropriate form and submitting the request to the Administration Office.
2. Upon approval, the Member's privileges are extended to the companion and the companion Member's unmarried dependent children twenty-four (24) years of age and under who are living with the companion member or attending school full time.
3. Subject to the consent of the Board of Directors, a Companion Member's unmarried dependent physically or mentally handicapped children who are over the age of twenty-four (24) and living with their parent(s) may be included in the family membership.
4. These privileges are non-transferable and are dependent upon the original Member's continued membership and good standing with the Club. Companion Members may serve on committees but are not allowed to serve as Committee Chairs or on the Board of Directors.
5. The Companion membership privileges shall terminate upon any of the following:
 - (a) Notice by the Member requesting termination of the Member's companion privileges.
 - (b) Termination of the Member's membership
 - (c) Death of the Member
 - (d) Termination or recall by the Club of this Companion membership, at anytime, with or without cause
6. The owner may change the designated companion on their Designated Companion Form by completing a Change of Designated Member Form and paying the applicable fee. No change in designation may occur more than one time in any two (2) year period.

Membership during Legal Separation or Divorce

In the event married Members become legally separated or divorced, until written notice has been provided to the Club in the form of a written legal separation agreement or divorce settlement, both spouses shall remain responsible for the payment of all dues and other fees associated with such membership and both will hold rights and privileges to the membership. Upon submission of a written legal separation agreement or documentation of the divorce settlement, the spouse designated in such documents shall be entitled to use the Club Facilities. The Club may, in the event of termination of cohabitation, separation or divorce, suspend membership charging privileges until written notification is provided to the Club indicating who is entitled to the membership or to the use of the Club Facilities. During suspension, assessments, dues and other charges shall be due and payable.

Death of the Member

Upon the death of a Member, the surviving spouse or beneficiary will need to contact the Administration Office. In the event both Members die, the membership will be temporarily suspended until written notice is received from the executor or trustee of the estate determining who holds title to the property. Upon submission of written documentation, membership will be assigned as described above in **Resident Membership Terms and Conditions**. If the property is held in trust, the named trustee(s) will be entitled to determine who holds the membership in accordance with the terms and conditions as specified in the Club's

governing documents. In the event there are multiple Owners named, the conditions stated above for multiple Owners will apply.

Membership Resignation and Residence Resale

Membership will be terminated upon the sale of the residence.

Lessees

For Owners to lease their residential units the following criteria must be met:

1. Owners leasing their residential units must lease for a minimum of thirty (30) days and be in compliance with the Declaration Article XIII Section 13.13 and any applicable Neighborhood Documents.
2. All individuals who lease units within Pelican Sound must be at least 25 years of age. This is not a restriction on the age of occupants, but a requirement that the individual executing the lease and the primary occupant of the unit be at least 25 years of age.
3. All Club accounts, association dues and assessments must be current.
4. Lessees may not, under any circumstances, bring an animal to the unit or onto Club property unless the animal is a bona-fide service animal of the lessee.
5. There shall be no outstanding violations of the Architectural Review Committee Guidelines and Procedures.
6. As part of the lease process, all persons leasing property must apply to and be approved by the appropriate Neighborhood Association and pay all appropriate fees associated with the application to lease.
7. Lessees must fill out and return the Application to Lease form along with the lease and any other applicable paper work twenty (20) business days prior to the start date of the lease.
8. All tenants residing in a rented domicile must be included on the application to lease.
9. Occupancy shall begin and end on the days stated on the lease.
10. The Club must receive immediate written notification, should any changes be made to the lease contract, such as, by way of example, a change of the start or end date.

Amenities Privilege Transfers for Lessees

1. Members who own a residential unit within Pelican Sound may transfer the amenities privilege to the lessee. If such transfer occurs, then the privilege to use the amenities is transferred to the Lessee. The Member will be identified as having Dining Privileges (not for special events) only and will use their existing Member account. At the end of lease term, the amenities privilege reverts to the original Member.
2. The transferred amenities privilege will be subject to the same conditions as set forth under the conditions of "Membership" previously stated herein.
3. For any Member to transfer the amenities privilege to a Lessee, the above Lessee criteria and following criteria must be met:
 - a. The Owner's membership must be in good standing.
 - b. All Lessees must be approved by the appropriate Neighborhood Association through the application to lease process.
 - c. Lessees must fill out the Amenities Privilege Transfer Form along with any other applicable paperwork twenty (20) business days prior to the start date of the lease.
 - d. The Lessee amenities privilege will not begin or extend past the designated lease and will terminate on the earliest expiration date of either the lease term or transfer.
4. Lessees with approved amenities privilege transfers may make tee times ten (10) days in advance. Rates for golf will be as set forth by the Club. These rates will be reviewed and changed as deemed necessary with Board approval.

5. Lessees with approved amenities privilege transfers will be assigned account numbers, issued photo ID cards and entitled to charging privileges for the Club Facilities. All food, beverage, merchandise, and services of the Club will be charged to the Lessee's Club account.
6. Credit cards and cash will not be accepted at the point of sale transactions. Lessees that take the Membership Transfer will be required to provide a credit card at registration. A statement will be sent by email at the beginning of the month and the credit card will be charged on the 5th of the month for all charges incurred during the prior month.
7. Lessees shall be responsible for payment of all charges incurred to that account at the Club Facilities. Lessees will be subject to the same rules, regulations and restrictions as stated for Members.
8. The Member shall be fully responsible for payment of a delinquent Lessee's account which is sixty (60) days past due.
9. The Member shall be responsible for the conduct of their Lessee and liable for any property damage caused by the Lessee. If the manners, deportment, or manner of dress in violation of the dress code of any Lessee is deemed unsatisfactory, the Club has the right to expel the Lessee from the Club's premises and ask such Lessee to surrender his or her ID Card(s).

Guests Admittance

Guests are friends, relatives or business associates who come to Pelican Sound to visit for the day or stay with the Owner in their place of residence, without cost. Anyone who pays to stay in a residence is considered a Lessee. Regulations for Lessees are covered under Article VI - Lessees.

1. Guests are classified as Accompanied, Accompanied and Registered, or Unaccompanied and Registered:
 - Accompanied guests are those who visit Pelican Sound while the Member is in residence for the entirety of their visit. They must be with the Member in order to pay for or schedule any amenities using the Member's number.
 - Accompanied and Registered guests are allowed to use and reserve Club amenities without the Member being present.
 - Unaccompanied guests visit Pelican Sound when the Member is not in residence. These guests MUST be registered by the Member.
2. Registration is accomplished only by the Member completing the Houseguest Registration Form and submitting it to the Club at least five (5) business days prior to guest arriving and paying the appropriate fee. Registered Guests will be issued a Houseguest Card.
3. The Member may allow Registered Guests to have temporary charging/signing privileges for the sponsoring Members account for the length of the stay. They can initial the OK TO CHARGE option on the Houseguest Registration Form. The sponsoring Member does not give up membership rights while the guest is in residence. Members shall be responsible for all charges incurred by their guests.
4. The Board of Directors will establish the rates of guest fees and charges. These rates will be reviewed and changed as deemed necessary by the Board.
5. All guests will be charged the appropriate guest fees for use of the Club Facilities or amenities.
6. The Club may limit guest privileges at the sole discretion of the Board of Directors and may change from time to time.
7. The Club reserves the right to require identification from any guest.
8. All guests may pay for any purchases with their personal credit cards; cash will not be accepted. As noted above, Registered guests may have temporary charging/signing privileges charged to the sponsoring Members account for the length of the stay if approved on the Registration Form.
9. Members are responsible for the conduct of their guests and liable for any property damage caused by them. The Club has the right to expel any guest from the Club's premises if their manners,

department, or manner of dress in violation of the dress code is deemed unsatisfactory. And in the case of Registered Guests, their houseguest card must be surrendered.

Accompanied Guests Admittance

Members on Pelican Sound property must add their guests to their gate guest list. Guests will not be admitted unless they are on the Member's guest list. Sanctions may be issued to Members falsely representing themselves as being on Pelican Sound property when they are not and requesting that Security allow guests to enter.

Unaccompanied Guests Admittance

1. Members register their guests by submitting a Houseguest Registration Form, available at the Club Administration Office or Pelican Sound Website and paying the registration fee. The fee will be charged to the Member's Club account. Submission of a Houseguest Form will register the guests with the Club Gate Access.
2. Each registration is valid up to two (2) weeks.
3. Six (6) registrations are allowed per calendar year for all neighborhoods except for the following; Island Sound 1, Island Sound 2 and Turnberry 1 each allow Two (2) registrations per year.
4. Houseguest cards are issued to anyone over the age of twelve (12) listed on the Houseguest Registration Form.
5. The Club Administrative Office must be notified of a cancellation of a guest's visit at least two business days prior to the arrival date or the registration will count for the year.
6. Registered houseguests are NOT allowed to bring pets.
7. The number of guests per visit is restricted by Neighborhood Association governing documents.

Use of Club Facilities by Guests

1. Guests are allowed to use the Club Facilities when accompanied by a member.
2. Unaccompanied guests must be registered as houseguests by a member to use the Club facilities.
3. Unaccompanied guests are required to carry their houseguest cards and photo IDs with them at all times while on Pelican Sound property; they will need to present both to use most of the listed amenities.
4. Amenity use is included, subject to rules and use restrictions as applicable for each of the following amenities:
 - Boat shuttle
 - Canoes, kayaks, Stand Up Paddleboards SUP(s)
 - Tennis & Pickleball Court Guest play is restricted Jan 1st through April 30th from 8am - 12:30pm
 - Dining Facilities & Pro Shops
 - Pools and Fitness Center (Fitness Center access is restricted Jan 1st – Apr 30th from 8am – 12pm)
 - Playgrounds and Courts
 - Golf: Registered houseguests pay the prevailing member guest fee for golf and may make tee times two (2) days in advance by phoning the golf shop after 7:00 a.m. Guest play for the golf course is restricted January through April 30th until after 12:30 p.m. through the Chelsea request process. Once the tee sheet is placed, then guests may play on available tee times.



2023 Golf Fees

Member Cart Fees

Member 18 Hole Cart Fee	\$26.50 +
Member 9 Hole Cart Fee	\$17.50 +
Annual Private Cart Trail Fee	\$2,050.00 +
Annual Cart Lease	\$2,600.00 +

Bag Storage Fee

\$115.00 + Annually
\$ 32.00 + Monthly
\$ 10.50 + Weekly

Golf Lesson Rates

½ Hour Lesson	\$ 60.00
1 Hour Lesson	\$120.00
(3) ½ hour sessions	\$160.00
(6) ½ hour sessions	\$310.00

Club Rental

18 holes	\$25.00 +
9 holes	\$25.00 +

Guest Fee Lessee Fee

		Guest Fee	Lessee Fee	
January 1 to April 15	18 Hole	\$108.00 +	\$71.50 +	Preferred Guest \$43.00 + /65.00 + (limit 8)
	9 Hole	\$67.00 +	\$50.00 +	
April 16 to October 31	18 Hole	\$39.50 +	\$35.00 +	
	9 Hole	\$27.00 +	\$24.00 +	
November 1 to December 31	18 Hole	\$57.00 +	\$55.50 +	
	9 Hole	\$38.00 +	\$37.50 +	

Junior Golfer 18 Hole Fee	\$23.50 +
Junior Golfer 9 Hole Fee	\$16.35 +

Lessee Walking Rate	\$23.00 +
Lessee Guests Walking Rate	\$23.00 +

Guest Walking Fee	\$23.00 +
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Advanced Tee Time Privileges

Member & Lessee ~ 10 Days
House Guest/All others ~ 2 Days

GHIN Handicap Fee	\$25.00 +
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2023 Tennis & Pickleball Fees

Tennis Lesson Rates

½ Hour Lesson	\$32.50
1 Hour Lesson	\$65.00

Ball Machine

½ Hour	\$10.00 +
1 Hour	\$15.00 +

Round Robin

Per Person	\$ 3.00 +
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Racquet Rental

\$ 7.00 +

2023 Fitness Fees

Fitness Class

Healthy Back Class	\$12.00
All Other Classes	\$10.00

Pre-Pay Package (all packages run the calendar month)

In Season Unlimited Monthly Class Package (October – April)	\$90.00 per month
Summer Unlimited Monthly Class Package (May – September)	\$57.00 per month
Annual Unlimited Yearly Class Package	\$650.00 annually

Personal Training

½ Hour	\$39.00
1 Hour	\$69.00

2023 Other Fees

Application for Approval to Lease Fee	\$240.00
Island Sound 2 Lease Application	\$290.00
Transfer of Amenities	\$400.00 +
Registered Houseguest	\$100.00 +
Re-designation of Membership to Co-Owner	\$200.00
Boat Storage Annual Fee	\$500.00 +
Boat Storage Monthly Fee	\$ 65.00 +
Canoe/Kayak Annual Storage	\$125.00 +