



PIPER'S LANDING

Yacht & Country Club

All 302 households are members within a single mandatory membership category.
No outside memberships are offered. We have only one master HOA.

— 2024 —

Effective November 1, 2023 thru October 31, 2024

Membership Equity*	\$65,000 (Refundable \$25,000 / Non-Refundable \$40,000)
Capital Contribution*	\$30,000 (Non-Refundable)
Food & Beverage Minimum	\$1,200 Annually

*New Joining Fees changes will be implemented for contracts signed January 15, 2024 or later.

QUARTERLY FEES

Custom Home	Courtyard Villa	Golf Home
Membership/HOA \$6,758	Membership/HOA \$7,537	Membership/HOA \$7,270
Capital Replenishment \$670	Capital Replenishment \$670	Capital Replenishment \$670
Total Quarterly Dues \$7,428	Total Quarterly Dues \$8,207	Total Quarterly Dues \$7,940

Condominium - Area 3	Condominium - Area 9	Mediterranean Villa
Membership/HOA** \$6,812	Membership/HOA** \$6,812	Membership/HOA \$7,345
Capital Replenishment \$670	Capital Replenishment \$670	Capital Replenishment \$670
Total Quarterly Dues \$7,482	Total Quarterly Dues \$7,482	Total Quarterly Dues \$8,015

**Does Not Include Condo Association fees

CLUBHOUSE RENOVATION ASSESSMENTS	Cottage
\$2,440 Annually / Payable in 12 monthly payments of \$120 and 1 payment in February of \$1,000	Membership/HOA \$7,548
*Assessment is for 10 years	Capital Replenishment \$670
	Total Quarterly Dues \$8,218

For further information regarding our fees, please contact
Pegi Austin, our Membership & Marketing Coordinator, @772-283-7000, ext. 218

Amenities & Services included in the annual dues with no additional charges:

GOLF

- 18 hole championship golf course with six sets of tees for all levels of players
- Full practice facility & short game area
- Trail fees with cart ownership
- Range fees
- Green fees
- Club fitting
- Practice balls
- Mill River Plan Pro Shop

RACQUET SPORTS

- 5 Har-Tru courts including a stadium court with night lights
- 2 Pickleball Courts

FITNESS & SPA

- Lifestyle center with state-of-the-art cardio & weight equipment
- Aerobics, Yoga, Zumba
- 6 heated area pools based on home type
- Walking & biking trails

CLUBHOUSE

- Meeting rooms
- Private party facilities
- Wi-Fi
- Library
- Card rooms
- Valet

DINING

- Open seven days a week (in season)
- Home delivery
- Staff gratuities
- Formal Dining Room
- Bar & Lounge
- Covered outdoor dining
- Fire pit
- Cookies at lunch
- Grille Room

SECURITY

- Gate security 24/7 house checks
- Perimeter fencing
- Alarm monitoring
- Surveillance cameras at entrances & exits
- Wellness checks

MARINA

- 30 and 50 amp service available
- 24/7 on-site private guards
- Surveillance cameras
- Water

Property Owners Association – Services included in annual fees:

- Bluestream Cable and Internet
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes & waterways
- Lamp post, street light maintenance and repair
- Landscaping of all homes (except custom)
- Wildlife control; animal trapping & removal
- Member recommended vendor service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Water & sewer
- Trash pick-up / Line of sight



Additional Fee Services:

- 25' to 85' Marina boat slips
- Hurricane shutter installation & preparation
- Golf cart maintenance
- TPI Instruction
- Massage therapist
- Fax