



FRENCHMAN'S

EST. 1985

CREEK

May 1, 2024 - April 30, 2025

All 607 households are members within a single membership category. No outside memberships are offered. We have only one master POA.

MEMBERSHIP EQUITY	\$375,000.00	(Refundable)	\$0.00
POA CAPITAL FEE	\$25,000.00	(Refundable)	\$0.00
ANNUAL CLUB DUES	Annual **\$48,572.00		
CAPITAL REPLENISHMENT	**\$3,800.00		

**RECREATIONAL DUES ARE BILLED IN SIX INSTALLMENTS FROM MARCH TO AUGUST

PROPERTY OWNERS' ASSOCIATION DUES	PER 12 PAYMENTS	
CUSTOM/ESTATE	\$22,057.00	\$1,838.08
PATIO A	\$28,038.00	\$2,336.50
PATIO B	\$28,162.00	\$2,346.83
PATIO C	\$28,245.00	\$2,353.75
TOWNHOME A	\$26,405.00	\$2,200.42
TOWNHOME B	\$26,412.00	\$2,201.00
TOWNHOME C	\$26,550.00	\$2,212.50
VILLA A	\$29,998.00	\$2,499.83
VILLA B	\$30,074.00	\$2,506.17
VILLA C	\$30,237.00	\$2,519.75
WATERFRONT PROPERTIES ADD	\$395.00	\$32.92
CAPITAL IMPROVEMENT FUNDING	TOTAL	MONTHLY
NEW Clubhouse Project	\$150,000.00	January 2042 \$625.00
FOOD AND BEVERAGE (Minimum)	\$2,000.00	

GOLF	<ul style="list-style-type: none"> • Two 18-hole championship golf courses with six sets of tees for all levels of player • Full practice facility & short game area • Trail fees • Cart & range fees 	<ul style="list-style-type: none"> • Pro Shop • Handicap service • Green fees • Club fitting • Practice balls • Group clinics
TENNIS	<ul style="list-style-type: none"> • 8 Har-Tru Tennis courts (all illuminated) • 6 Har-Tru Pickleball courts 	<ul style="list-style-type: none"> • Group clinics • Guest fees
FITNESS & SPA	<ul style="list-style-type: none"> • Fitness center with state-of-the-art equipment • Sauna & steam room • Full service spa • Weight control guidance 	<ul style="list-style-type: none"> • Salt Suite • Resort-style pool • Lap pool • Snacks • Bottled water, tea, champagne
BEACH CLUB	<ul style="list-style-type: none"> • Pool • Beach • Lockers • Showers • Sunscreen 	<ul style="list-style-type: none"> • Towels • Umbrellas • Chairs • Valet • Wi-Fi
FOOD & BEVERAGE SERVICES	<ul style="list-style-type: none"> • Open seven days a week • Home delivery & take-out services • Breakfast • Fruits • Bottled water 	<ul style="list-style-type: none"> • Coffee bar • Dinner hors 'oeuvres • Snacks • Cookies • Tea service
CLUBHOUSE	<ul style="list-style-type: none"> • Meeting rooms • Private party facilities • Complete business center • Wi-Fi 	<ul style="list-style-type: none"> • Card rooms • Bottled water, coffee, tea, fruit • Valet

Property Owners Association - Services included in annual fees:

- Premium cable TV
- High-speed internet services
- 24/7 Gate Security with full-time paramedic, perimeter fencing, waterway patrol, alarm monitoring
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes and waterways
- Mailbox, lamp post, street light maintenance and repair
- Wildlife control, humane animal trapping and removal
- Vendor screening service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Community direct-connect to FPL substation
- Hurricane preparation and post-hurricane cleanup service
- Valet

PATIO, VILLAS, & TOWN HOMES:

- Exterior home painting every six years, trim every three years
- Property landscaping, fencing and irrigation
- Pressure cleaning of driveways and gutters

POA ADDITIONAL FEE SERVICES:

- Patio cleaning
- Hurricane shutter installation and preparation
- Interior and exterior house repairs
- In-home party staffing
- Airport and local transportation
- Dry cleaning
- Car wash
- Event photography and videography