CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION, INC. 2025 FEE SCHEDULE (Approved)
(Informational Purposes Only) *All Fees are subject to change per the Board policy manual.

Property	**2025**
Amenity Fee[14]	$15,500
Annual Assessment – Improved Property (See Note 5)	$4,057
Annual Assessment – Unimproved Property (See Note 5)	$2,434
A&E Filing Fee	$300
Impact Fee - Finished Space (See Note 13)	$1.75 per sq. ft
Impact Fee – Garages, Carports and Unfinished Space	$1.00 per sq. ft
Impact Fee - Decks and Porches	$0.75 per sq. ft
Lot Combination Fee (6 times unimproved fee)	$14,604
Performance Deposit (New Home)	$5,000
Performance Deposit (New level and/or increase in living area by 20% or more)	$2,000
Tenant/Guest Registration Fee (excludes immediate family) per application, paid in advance for entire Rental period	$183
Associate/Alumni Memberships	
Alumni Membership[12]	$500
Associate Member – Social (Pay the current Unimproved Total Assessment) *Discontinued for new members	$2,434
Rental Fees	
Atagahi Pavilion – Exclusive Use Fee – Community Activity (See Notes 1, 2)	No Charge
Atagahi Pavilion – Exclusive Use Fee – CF Member Private Party (See Notes 1, 2, 6, 10)	$125-225
Boat Storage (See Notes 3, 4) *(Subject to Waitlist)	$275
Trailer/RV Storage – Per Year, paid in advance (See Notes 3, 4) (Subject to Waitlist)	$600
Trailer/RV Storage – Per Day (when available), paid in advance (See Note 7)	$25
Wellness Memberships	
Wellness Center – Annual Application fee per person (Includes use of equipment, not classes) No proration	$75
Wellness Center – Annual – Single Unlimited Classes (Still must pay $75 application fee per person) No proration	$200
Wellness Center – One Month – Single Unlimited Classes	$50
Wellness Center – Daily or Guest (Seen Note 9)	$15
Wellness Center – Non-Wellness Member Class Fee	$15
Wellness Center – Non-Property Owner Class Fee	$15
Other	
RFID Sticker – Members/Associate Members (new or added)	$15
RFID Sticker – Tenants/Renters/Annual Guests (new or added)	$30
Key Fobs	$10
Boat Registration (One Time)	$35
Dog Park (One Time Buy-In)	$100
Fishing License – 1 Day Guest Permit (see note 11)	$6
Fishing License – 7 Day Guest Permit (see note 11)	$15
Fishing License – Annual - Property Owner	$16
Fishing License – Tenant/Renter	$16
Organic Gardeners – Annual Fee	$100

1-Exclusive use requires 30 or more persons; Community Activity TBD by Board.
2-Reservations are required for exclusive use of facilities. Fee is due at the time event is scheduled. Fees may be adjusted due to size of party/setup.
3-Max. pro-rated refund = 6 months
4-No sub-leasing of RV spaces or boat slips.
5-Portion of assessments is dedicated to reserves and infrastructure funding.
6-Four hour rental
7-Available only to guests of members.
8-Two adults, or adult and dependent child living full-time in same household.
9-Daily or guest use must be during the hours trainer is on duty. No pass card will be issued.
10-Food/beverage sales may reduce use charge.
11-Issued only in name of guest. No Annual Guest passes.

12-Must have been a CF resident for 7 years to qualify.
13-Lots purchased prior to 4/01/2009 pay fee in effect at time of housing start, less $400 per year of ownership (down to minimum fee of $500).
14-Billed December 31st the year of purchasing the home, due January 31st. Option to prepay for $13,500 at closing.

GOLF FEE SCHEDULE

Memberships (As of 2025, memberships now include use of the driving range)	**2025 Dues[7]**
18 Hole Platinum (ANNUAL) (Billed in January)[1]	
Property Owner (Single)	$2,800
Property Owner (Family)[2]	$3,800
NPO-Associate Passport (Single))[5, 6]	$3,800
NPO-Associate Passport (Family))[2,5,6]	$5,300
18 Hole Gold (MAY-OCT)[1](No Longer available for new golf members) (Billed in April)	
Property Owner (Single)	$2,300
Property Owner (Family)[2]	$3,300
9 Hole Platinum (ANNUAL) (No Longer available for new golf members)(Billed in January)[1]	
Property Owner (Single)	$1,800
Property Owner (Family)[2]	$2,500

Daily Golf Fees	**2025 Rates**
Property Owners (Including cart) before 1pm/after 1 pm (18 hole)	$70/$60
Property Owners (Including cart) before 1pm/after 1 pm (9 hole)	$40/$40
Non-Property Owners (Including cart) 18 Holes/9Holes	$90/$47
Other Fees	
Golf Cart Fee-18 Holes/9 Holes (Includes Tax)	$25/$16
Annual Club Storage per bag	$150
Annual Locker/Pull Cart each	$55/$90
Annual Range Program (Single)/(Family)	$500/$600
Handicap/CFGA Fees	$45

Notes:

1 - No green fees for members entire year; rates exclude club storage and locker storage
2 - One or two adults and dependent children under age 25, living full-time in same household (students also).
3 – INCLUDES AN APPROXIMATE 10% ADMINISTRATIVE FEE AND COMMITMENT.
4 - Includes clubhouse privileges.
5 – Includes use of all amenities except Wellness Center.
6 - NPO annual fees are due at contract signing.
7 – DUES REFUNDABLE FOR HEALTH REASONS AND FOR PROPERTY OWNERS WHO CEASE TO BE PROPERTY OWNERS. REFUND IS PRO-RATA WITH MAXIMUM AMOUNT REFUNDED EQUAL TO 50%.