



COLONIAL COUNTRY CLUB – MASTER HOA FAQ

1. Pulte Homes Master Planned Community – 100% Completed.
2. 1,699 Total Units – 711 Golf Village Homes, 988 Lakes Village Homes.
3. Bundled Community – All Residents Are Club Members.
4. Lakes Village 2026 Annual Master Assessment - \$5,897.
Golf Village 2026 Annual Master Assessment - \$11,975.
5. Colonial C.C. has a Bulk Cable and Internet Agreement with Comcast/Xfinity.
6. Quarterly billings of \$257.19 for HD X1 platform and X Blast internet service.
7. Colonial Country Club maintains \$2.5 million in reserve funds.
8. CDD Balance -Call Teague 239.690.7100 ext.101, cteague@cddmanagement.com.
9. Managed by Troon Golf LLC since founding – Troon Privé Club.
10. Reclaimed Water Use Agreement with the City of Ft. Myers.
11. Two Gated and Monitored Entrances and Exits – 24 hour staffed access control.
12. Traffic Jurisdiction Agreement with the FMPD.

COLONIAL
COUNTRY CLUB



SAMPLE LAKES ESTOPPEL

DUE TO COLONIAL AT CLOSING
\$X,XXX.XX

DATE
TITLE COMPANY

Seller:
Buyer:
Address:
File #:
Closing:
Attention:

In response to your request for Estoppel information, please see the following items below:
Commonly asked questions:

- Consent to transfer required: NO
- Is there a Neighborhood HOA: YES - Management Name & Telephone Number
- Any Special Assessments: TBD
- Any Pending Litigations: NO

DUE TO COLONIAL AT CLOSING

- **\$4,700.00** Capital Contribution - Community - **SEPARATE CHECK PLEASE** – Due from the Buyer
- **\$5,897.00** 2026 Annual Master Association Assessment – **To be Pro-Rated between Buyer and Seller**
- **\$257.19** 2026 Quarterly Cable / Internet Package – **To be Pro-Rated between Buyer and Seller**
- **Based on Usage** 2026 Quarterly Effluent Irrigation Water - **To be Pro-Rated between Buyer and Seller**
- **\$200.00** Estoppel Fee – **Due from the Seller**
- **\$300.00** Rush Estoppel Fee – **Due from the Seller**

PLEASE CALL JUST PRIOR TO CLOSING AS THE SELLERS MAY BE ACTIVELY USING THEIR MEMBERSHIP CHARGING PRIVILEGES.

At time of closing, the Master Association and Neighborhood documents should be transferred from the Seller to the Buyer.

After closing, copy of the deed and settlement statement should be sent to: Colonial Country Club, 9181 Independence Way, Fort Myers, Florida 33913

Sincerely,

Mario L. Crespo
CFO
COLONIAL COUNTRY CLUB

Revised November 2025

9181 Independence Way Fort Myers, FL 33913
239.747.0035 www.colonialcc.com



COLONIAL COUNTRY CLUB



SAMPLE GOLF ESTOPPEL

DUE TO COLONIAL AT CLOSING
\$X,XXX.XX

DATE
TITLE COMPANY

Seller:
Buyer:
Address:
File #:
Closing:
Attention:

In response to your request for Estoppel information, please see the following items below:
Commonly asked questions:

- Consent to transfer required: NO
- Is there a Neighborhood HOA: YES - Management Name & Telephone Number
- Any Special Assessments: TBD
- Any Pending Litigations: NO

DUE TO COLONIAL AT CLOSING

- \$4,700.00 Capital Contribution - Community - **SEPARATE CHECK PLEASE** – Due from the Buyer
- \$5,000.00 Capital Contribution - Golf - **SEPARATE CHECK PLEASE** – Due from the Buyer
- \$11,975.00 2026 Annual Master Association Assessment – **To be Pro-Rated between Buyer and Seller**
- \$257.19 2026 Quarterly Cable / Internet Package – **To be Pro-Rated between Buyer and Seller**
- Based on Usage 2026 Quarterly Effluent Irrigation Water - **To be Pro-Rated between Buyer and Seller**
- \$200.00 Estoppel Fee – **Due from the Seller**
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REFERENCE: Golf Capital Contribution Increase

Effective September 1, 2025, and in accordance with the vote passed by the Golf Village members on July 1, 2025, the Golf Working Capital Contribution required from new homebuyers will be \$5,000.

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REFERENCE: Vision 2020 Clubhouse Expansion – Special Assessment

In March 2019, the Association's members approved plans to renovate the main Clubhouse building (project named "Vision 2020"), including its kitchen, dining room, and bar & grill areas, for an estimated cost not to exceed \$6.5 million.

Funding for Vision 2020 is sourced from existing capital replacement reserves, existing working capital funds, and from a bank loan estimated to be \$5 million dollars.

Construction commenced in May 2020 and was completed in February 2021.

The outstanding quarterly assessment over the course of the eight-year loan on this property is \$107.00 with final quarterly installment to be billed September 15, 2028.

The buyer may choose to continue with quarterly installments of \$107.00 OR pay off the remaining installments at closing.



REFERENCE: 2025 Golf Course Renovation – Special Assessment

Colonial Country Club in Fort Myers, Fla. will undergo a full golf course renovation beginning April 1, 2025. Members recently approved the multi-million-dollar project that will focus on enhancing the overall golf experience for members and visitors, including improving playability, aesthetics, and sustainability. The club has teamed up with Gordon Lewis, the course’s original architect, to lead the renovation. The project is scheduled for completion in December 2025, with an anticipated grand reopening celebration to showcase the enhanced facilities.

Key highlights of the project include re-grassing of the golf course with Bimini Bermuda grass; new greens throughout the course; building an additional practice putting green and chipping green; a new irrigation system; tee and bunker renovations; cart path reconfiguration; bulkhead replacements; as well as waste area and drainage improvements.

Colonial Country Club's commitment to excellence extends beyond the course itself, with plans to minimize disruptions during the renovation process and keep members informed of progress every step of the way.

Colonial Country Club was recently named one of ‘America’s Healthiest Clubs’ by Prevo Health Solutions; a Top 100 Golf Shop by the AGM Platinum Awards; achieved Top-Ranked status in culinary and racquet operations from *Club and Resort Business Magazine*.

Total Golf Course Renovation special assessment per each Golf member unit (711 doors) = \$5,445

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REFERENCE: 2025 Master Plan – Special Assessment

In April 2025, The Master Board Association approved a special assessment to repay the loan for maintenance, repair and replacement aspects of the Master Plan relating to the Club Facilities (Community Center and pool deck), Golf Facilities and material alterations aspects of the cart barn that have previously been approved by the Board.

Total Master Plan special assessment per each Community member unit (1,699 doors) = \$2,100

Additional Master Plan special assessment per each Golf member unit (711 doors) = \$6,934

COLONIAL COUNTRY CLUB



COMMUNITY MAP:



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2026 GOLF RATES

	<u>Golf Village</u>	<u>Golf Transfer</u>	<u>Lakes Village</u>	<u>Guest</u>	<u>Reciprocal</u>
January	\$27.00	\$75.00	\$125.00	\$130.00	N/A
February	\$27.00	\$75.00	\$125.00	\$130.00	N/A
March	\$27.00	\$75.00	\$125.00	\$130.00	N/A
April	\$27.00	\$75.00	\$125.00	\$130.00	N/A
May	\$27.00	\$32.00	\$60.00	\$75.00	\$60.00
June	\$27.00	\$32.00	\$60.00	\$75.00	\$60.00
July	\$27.00	\$32.00	\$60.00	\$75.00	\$60.00
August	\$27.00	\$32.00	\$60.00	\$75.00	\$60.00
September	\$27.00	\$32.00	\$60.00	\$75.00	\$60.00
October	\$27.00	\$32.00	\$125.00	\$75.00	\$60.00
November	\$27.00	\$75.00	\$125.00	\$130.00	N/A
December	\$27.00	\$75.00	\$125.00	\$130.00	N/A

* 9-Hole rates for all categories is 60% of the 18-Hole rate (except Golf & Lakes Villages, which is 50%).

* Please note that all rates include greens fee, cart fee, and range balls but are exclusive of sales tax.

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