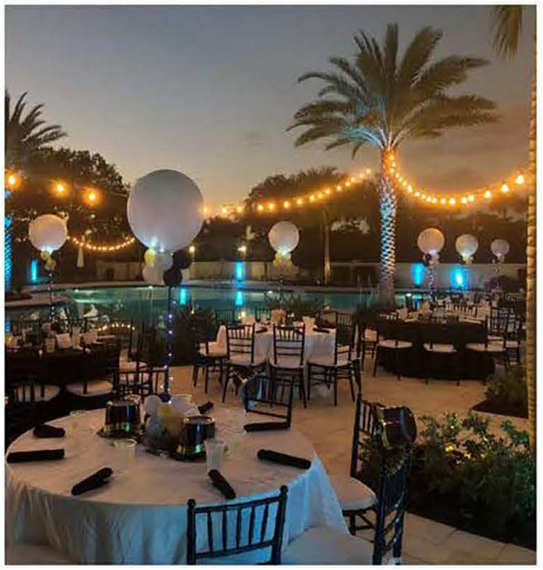
Fiddlesticks Country Club
Membership Information







LIFE IS BETTER IN THE STICKS!

What Sets Fiddlesticks Apart



- Low density: two courses, 585 members, no lottery system or points for golf
- New Bocce and Pickleball Courts
- Host of the 2022 USGA U.S. Women's Mid-Amateur
- Convenient location close to airport
- No costly Community District Development (CDD) fees
- Large lots: desirable setbacks, privacy, mature landscaping
- Well-established and member-owned
- Active social calendar - more than 100 events a year
- Resort Style Pool and Cabana
- Active ladies with Garden Club, GirlFriends Club, Book Club, Bible Study & more

Properties

Properties that are for sale or for rent at Fiddlesticks will be posted on our website. The link on the "Properties" page will take you to the Real Estate MLS portal where you can view these listings.

In order to view a property, please reach out to one of our Resident Realtors that call Fiddlesticks home and can share personal knowledge of the Fiddlesticks lifestyle.

Tom Buckley (239-229-2232)- McWilliams & Buckley
Tina DiCharia (239-340-5636) - VIP Realtors
Ernie Horvath (239-989-7950) - Re/Max Realty Team
John McWilliams (239-841-0570) - McWilliams & Buckley
Kyle Thompson (239-470-4718) - Keller Williams
Debra Welsh (239-292-8839) - Royal Shell

McWilliams Buckley & Associates
REAL ESTATE PROFESSIONALS

VIP
REALTOR

RE/MAX
REALTY TEAM

kw
KELLERWILLIAMS.
REAL ESTATE

ROYAL SHELL.
Real Estate

RESIDENT EQUITY MEMBERSHIP

Equity Fee

$115,000 Initiation Fee
$1 Equity Refundable Upon Future Sale
Equity membership required for all property owners



Real Estate Transaction Fee

One-time real estate transaction fee of
$2,000 due upon closing.



Cart Owners

Trail fee of $2,050 per year plus 6.5% tax
($133.25) for a total of $2,183.25 per year.

Dues

Operating dues are $1291/month as of October 1, 2023
Capital $290/month
Loch Ness $80/month
Wastewater Treatment Plant $44/month
Includes Sewer, Common Areas, 24 Hour Roving Security, Golf, Tennis, Bocce, Pickleball, Clubhouse, Fitness, Cabana/Pool and Littlestix Playground



Food & Beverage Minimum

$1,600 per fiscal year
(October 1 through September 30)

All food and beverage (including alcohol) purchased from the snack bar, club social events, a la carte dining (breakfast, lunch, dinner), Cabana/Pool, private parties and carry out are included. Tournaments are not included.



****All dues & fees in this document are subject to change without notice****

If purchasing a home within the following subdivisions, please contact the appropriate HOA to verify any additional applicable fees: Berriedale, Carriedale, Highlands, Glen Abbey, Turnberry Villas, Enclave or St. Andrews. Please see the last page for more details.

NON-RESIDENT MEMBERSHIP

Non-Resident Golf Membership

INITIATION FEE: One-time, non-refundable fee of $90,000 plus 6.5% tax. Will increase to $115,000 for memberships that begin after 12/31/2023. May apply portion of the initiation fee toward an Equity purchase as follows:

0-1 year: 100%
2 years: 90%
3 years : 80%
4years:70%
5years:60%
No portion may be applied after the end of the fifth year.

DUES: Operating dues are $1291/month as of October 1, 2023 Capital $290/month Loch Ness $80/month
Includes Common Areas, 23 Hour Roving Security, Golf (incl. Summer Reciprocal Play), Tennis, Clubhouse, Cabana, Fitness, Cabana/Pool/ Cafe/Snack Bar and Littlestix Playground. Approval for this membership type is required by the Board of Directors.

FOOD & BEVERAGE MINIMUM: $1,600 per fiscal year (Oct. 1 - Sept. 30). All food and beverage (including alcohol) purchased from the snack bar, club social events, a la carte dining (breakfast, lunch, dinner),
Cabana/Pool, private parties and carry out are included. Tournament food is not included.

No assessment, no voting privileges or cart ownership with this membership. Cap of 25 non-resident memberships may be sold. Available to Equity members upon the sale of their home. Any remaining equity will be refunded and no initiation fee will be required.

Annual Tennis

This renewable non-equity membership provides the member and their children up to age 25 (if a full-time student or lives at home) to the use of tennis, along with dining in conjunction with tennis activities before 5:00 p.m. Participation in other club sponsored social events is not included. Approval for this membership type is required by the Board of Directors.

Dues: $1,597.50/yr. indiv. ($1,500.00 + $97.50 tax) or $2,236.50/yr. family ($2,100.00 + $136.50 tax)

Legacy

For Equity members who have lived at Fiddlesticks a minimum of 10 years and are at least 75 years of age. Must reside outside of FCC. Approval of this membership type is required annually by the Board of Directors. $1,000 deposit required.

Dues: $7,188.75/yr. operating fund ($6,750 + 438.75 tax) plus $1,740/yr. capital fund for combined total of $8,928.75. F&B min. $1,600. Plus $480/yr Loch Ness Golf Course Renovation.

Social Legacy

For Equity members who have lived at Fiddlesticks a minimum of 10 years and are at least 75 years of age. Must reside outside of FCC. Approval of this membership type is required annually by the Board of Directors. $1,000 deposit required.

Dues: $2,671.02/yr. operating fund ($2,700 + 175.50 tax) plus $696/yr. capital fund for combined total of $5,571.50. NO F&B min.

GUEST RATES 2023-2024

(All Rates Include Cart Fees)

November 1 thru April 30 ~ Long Mean & Loch Ness

$152.30 Guest Member
$152.30 Guest of Renter
$80.08 Immediate Family* of Member/Renter
$238.41 Unaccompanied Guest

May 1 thru October 31 ~ Long Mean & Loch Ness

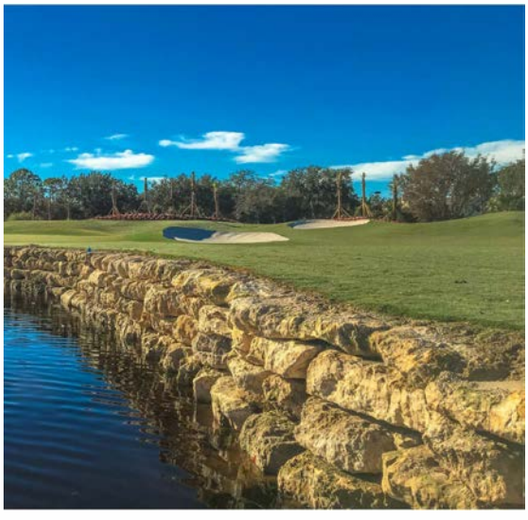
$62.33 Guest Member
$62.33 Guest of Renter
$58.09 Immediate Family* of Member/Renter
$147.41 Unaccompanied Guest

*Immediate Family Members are: Children of Members over the age of 25, Spouses of Children and Parents of Members. Nov-Apr: Immediate Family Members may play unaccompanied at the Family rate after 12:00 noon on either course. Earlier than 12:00 noon, Immediate Family Members must be accompanied by the Equity relative to receive the family rate. May-Oct: Immediate Family Members may play any time of day for the reciprocal rate.

No Immediate Family Members who live within a 50-mile radius shall play more than seven (7) times per season (Nov-Apr), irrespective of which Member they play with. Immediate Family Members' participation in Member-Guest type tournaments are exempt.

Children of Members under age 25 who are either full-time students and/or live at home are considered Equity Members and do not pay greens fees.

Immediate Family Members may be eligible to ride with their Equity relative in their personal cart, without a cart fee. Only one other guest in the group may partner up on the member's trail fee. Family Members riding in a cart without one of their Equity relatives must pay the current cart fee.







Secondary Association Management Companies

Property Management	Property Management Number	Association Name
Suitor & Associates	239-437-0340	Carriedale Cottages I Carriedale Cottages II Carriedale Gardens Carriedale HOA Glen Abbey I Condos Highlands
Associa	239-263-1577	Enclave
Century Management	239-277-0112	Turnnberry Villas
Hayden & Associates	239- 489-4890	St. Andrews (Glenisle Way)
C3 HOA Management	239-633-0170	Berriedale

