



9100 Highland Woods Boulevard · Bonita Springs, Florida 34135  
 T: (239) 495-9332 · F: (239) 495-7074  
[www.HWGCC.com](http://www.HWGCC.com)

**2021 General Club Information**

**This is a bundled club.** Every Owner of title to a Lot or Living Unit within the Community is a Member of the Club.

The Annual Club Dues are billed annually on October 31<sup>st</sup> and are due on or before January 1<sup>st</sup>. The Approved 2021 Annual Dues is \$7,418.32 broken down as follow:

Operating & Maintenance Fund	\$ 5,605.06
Replacement Reserve Fund	\$ 785.00
Golf Course Improvement Fund	\$ 20.00
Palmetto Reserve Fund	\$ 82.00
Bulk Cable & Internet Service	\$ 926.26
<b>Total Annual Dues</b>	<b>\$7,418.32</b>

The annual Food & Beverage minimum is \$500.00. The balance (if applicable) is assumed from the Seller and must be used by December 31, 2021 (excludes the annual New Year Eve’s event).

Club is insured by Insurance Office of America, Inc. – T: (407) 998-5319 / F: (407) 788-7933

**Resale Information**

**Current Resale Capital Contribution is \$5,100.00** – This is a one-time charge to be collected at closing from the Buyer on a separate check. Capital Contribution amount is reviewed and established by the Board of Trustees annually and will be determined by the date of closing.

**Estoppel Fee is \$250.00 to \$450.00** – Fee required at closing on a separate check. Estoppel updates are an additional \$100.00. Expedited requests are an additional \$100.00.

Upon closing, please forward the Warranty Deed and required fees payable to *Highland Woods Golf & Country Club* to:  
 Highland Woods – Admin Office  
 9100 Highland Woods Blvd  
 Bonita Springs, FL 34135

Once the deed and fees are received, please allow 24-48 hours to activate the membership to the new owners.

**Neighborhood Association & Management Company Information**

Verandas III, V, VI; Terrace I  
 Verandas II; Heathermoor I, II, III, Terrace IV  
 Villas I  
 Verandas IV, VII, VIII  
 Terrace II, III; Verandas I; Villas II  
 Summer Greens (Single Family Homes)

Randall & Hoyle Property Mgmt (239) 514-1711  
 Gulf Breeze Management (239) 498-3311  
 Compass Rose Management (239) 309-0622  
 Tropical Isles Management (239) 939-2999  
 Alliant Property Management (239) 454-1101  
 Mr. Tom Griffiths, President (513) 884-3693