THE LAKES COUNTRY CLUB
MEMBERSHIP INFORMATION AND RATES 2026-2027

July 1, 2026, through June 30, 2027

Regular Dues – Operating	$1,130.00
Regular Dues - Reserve	$310.00
Regular Dues - Cable and Internet	$ 47.00
Resident Social - Dues	$380.00
Resident Social – New Capital Dues	$ 50.00
Resident Social - Capital Dues 2020	$130.00
	$2,047.00

All dues and fees are billed monthly. A Reserve Replenishment Assessment of $13,383.00 is a one-time charge to all new homeowners to supplement the Association's Reserve Fund for the purchase, repair, and maintenance of existing assets of the Association. There will be an $800.00 Food minimum for this Fiscal Year and will apply to a la carte food and certain club events, i.e., Thanksgiving, Mother's Day, Christmas Eve.

A one-time Golf Activation Fee of $50,000.00 is due at the time of Golf Membership enrollment. This fee may be paid in one lump sum or in five (5) equal annual installments of $10,100.00 with the 1st payment due when you enroll. Upon default, cancelling your Golf Membership or moving from The Lakes, any unpaid amount is immediately due and payable.

INFORMATION AND RATES

All Memberships are Family Memberships which include husband, wife, and all children/stepchildren under the age of 25 residing at home or attending college. Memberships are based on a fiscal year from July 1st through June 30th. Golf Dues and Cart Trail Fees are prorated for first time buyers and are not transferable or refundable.

GOLF MEMBERSHIPS

Annual Golf Membership	$10,320.00 billed monthly at $860.00 per Month.
Non-Resident Annual Golf Membership	$16,700.00 paid in full, includes Annual Cart Trail Fee.
Introductory Golf Membership	$ 100.00 plus applicable green fees.*
Annual Cart Trail Fee	$ 750.00
Second Cart Trail Fee	No Charge
Annual Cart Rental Fee	$ 750.00
Cart Storage Fee	$1,200.00 billed monthly at $100.00 per Month.
Locker Fee	$ 150.00 annually

DAILY GREEN FEES: INCLUDES RENTAL CART

	November – May	June - October
Accompanied Immediate Family	$80.00	$50.00
Guests / Tenants	$180.00	$50.00
Unaccompanied Immediate Family / Reciprocal	$200.00	$50.00

TWILIGHT PACKAGES (play after 12:00) **

	Ten Rounds	Five Rounds
Accompanied Immediate Family	$600.00	$350.00
Guests / Tenants	$1,600.00	$825.00

**All Twilight packages must be prepaid and are non-refundable. Not intended for use by current Lakes' homeowners. Such homeowners may play as an accompanied guest of a golf member for a maximum of eight (8) times per season (excluding guest days).

SUMMER GOLF PROGRAM

$1,200.00 – One Time Fee per Summer Season with own personal cart or $1,400.00 with club cart. This program runs in the summer months from June 01 through October closing date and entitles Resident Social Members unlimited playing privilege. Please contact Alisa Ramirez, Director of Membership for full details on eligibility and restrictions related to this program.

TENANT GOLF PACKAGES

Two occupants who are tenants of golf members may purchase a one-month or three-month unlimited playing privilege as they follow Club rules and procedures for tee time reservations. These rates include the use of a cart.

One-Month $3,000.00 or **Three-Month** $7,500.00

All Guest and Tenant Fees Include a Cart

WELLNESS CENTER & RACQUET CENTER: DAILY GUEST FEES

Immediate Family Members*:	No Charge
Wellness ***or*** Racquet Center: Guests / Tenants – Daily	$10.00
Wellness ***and*** Racquet Center: Guests / Tenants – Daily	$15.00

*-"Immediate Family Member" is defined as parent, brother, sister, stepbrother, stepsister, daughter, son, daughter-in-law, son-in-law, stepson, stepdaughter and or grandchild".

TENANT WELLNESS & RACQUET CENTER PACKAGES

	One-Month	Three-Month	Season (Nov-May)
Wellness Center	$250.00	$625.00	$1,250.00
Racquet Center	$150.00	$375.00	$750.00
Wellness and Racquet Center	$350.00	$875.00	$1,750.00

Monthly Tenant Packages – Includes Husband, Wife, Cohabitant, and children under 25.

OTHER CLUB RELATED FEES

Wine Locker: Annual	$600 Large / $500.00 Regular
Rental Administrative Fee	$150 each time a home is rented
Transponder Fee (Sticker)	First 2 Free and $25 for each transponder thereafter
Notary: Club Related Documents:	No Charge
Notary: Personal Documents:	1st two Signatures Free any additional signature will be $15.00 per signature

GENERAL HOMEOWNER INFORMATION

The Lakes Country Club, a private member owned Country Club, consists of a residential condominium development, including 902 condominiums, 44 pools and spas, a picnic area and playground. The amenities include 27 holes of golf, 11 tennis courts, 2 clay tennis courts, 9 Pickleball courts, 4 Pop Tennis courts, a spacious Clubhouse that includes an Event Center, a Private Dining Room, Mountain View Grill and Bar, Lakeside Terrance Dining Area, Golf Pro Shop, Racquet Center with a Merchandise Shop, a Lifestyle and Wellness Center, a Putting Course, 4 Bocce Ball Courts and a Library with 2 computer workstations.

Regular Dues: All individuals and/or entities named on the Grant Deed of your condominium unit are considered Owners. Upon acquisition of a condominium, Regular Dues (monthly regular assessments) will be levied on the residential unit. These dues are for all common area maintenance, including but not limited to landscaping, roads, pool maintenance and security. ***Annual Regular Dues are currently $17,844.00, billed monthly at $1,487.00.***

Resident Social - Dues: The Resident Social Dues entitles Members to use the Clubhouse, Racquet Center and Wellness Center; attend social events; and receive a Member discount at the Pro Shops when using your Club account.

Each Owner (up to a maximum of four Owners per condominium) must become a Resident Social Member by executing a Resident Social Membership Agreement and paying basic dues (except in the case of ownership by a husband and wife or an unmarried Owner and his/her Cohabitant, where the two persons are considered as a single Owner/Resident Social Member). Children and/or stepchildren under the age of 25 who live at home or attend college may also enjoy Membership privileges.

When a Partnership, Limited Partnership, Trust, Limited Liability Company, Corporation, or other form of business entity purchases a unit, that entity must designate at least one individual or couple to be the designated Resident Social Member. Additional Social dues will apply when multi-owners all use the facilities.

Subject to existing fee schedules, as well as other limitations contained within the governing documents, guest cards may be issued to Immediate Family Members of an Owner (Hereinafter "Immediate Family Member" defined as parent, brother, sister, stepbrother, stepsister, daughter, son, daughter-in-law, son-in-law, stepson, stepdaughter and or grandchild").

Bona fide renters of a unit may obtain Tenant account numbers for food and beverage privileges. They may use the Racquet Center and Wellness Center according to the current fees. If the Member has a Golf Membership, the Guest or Tenant may play golf subject to existing fee schedules, as well as other limitations contained within the governing documents, and only if the Owner is in good standing. ***Annual Resident Social Membership Dues are currently $4,560.00, billed monthly at $380.00.***

Resident Social – Capital Dues 2020: The Resident Social – Capital Dues 2020 are directly related to the Lakes 2020 improvement project. ***Annual Resident Social - Capital Dues 2020 are currently $1,560.00, billed monthly at $130.00.***

Food Minimum Charge: Each Resident Social Member shall have a Food & Beverage Minimum Charge as established from time to time by resolution of the Board of Directors. The Minimum Charge is applied to food and beverage charges made on Club accounts (excluding tax and gratuity) year-round. Any unused portion of the Minimum Charge will be billed on your June 30th statement. For your convenience, the unused portion is shown on your statement each month. ***The annual Food Minimum Charge will be $800.00. (Only a la carte food will apply and can be used in any of the Food & Beverage venues between July 1st and June 30th. Also included will be food on certain Club Sponsored events i.e., Thanksgiving).***

Rights, Dues and Privileges: The rights and dues of each Resident Social Member related to the Clubhouse, Racquet Center, and Fitness Facilities are detailed in the Resident Social Membership Agreement, the Restated Declaration of Establishment of Covenants, Conditions and Restrictions ("CC&Rs"), the Bylaws, the Rules and Regulations and other governing documents, which each Owner should receive upon acquisition of his/her unit.

With each Resident Social Membership, a Member is granted the right to use and enjoy the Country Club, Racquet Center, Wellness Center, and all Food & Beverage Facilities. Owners may elect to pay additional fees for golf playing privileges. The fees for a Golf Membership are based on our fiscal year of July 1st to June 30th. Fees are billed monthly and are prorated for new Members. Each Resident Social Golf Member must decide on or before the fifteenth day of July of each year thereafter whether to renew their golf membership.

Golf: Designated Golf Resident Social Members ("Designated Golf Members") are allowed unlimited golf playing privileges and are allowed to use the Driving Range and all practice areas at no charge. There are no additional Green Fees above the Golf Dues. Lessons from the Golf Pros are available, and the Designated Golf Members should contact the Pros directly for available times and rates. Golf Members may also join the Men's or Ladies' Golf Associations and must pay the current fees. The Assistant Pros are also available to help Designated Golf Members with their questions. Golf playing privileges are limited to two (2) Resident Social Member's (and the children of that Residential Social Member) per condominium, consistent with the provisions of Section 4.3 of the CC&Rs. (In the case of ownership by a husband and wife or an unmarried Owner and his/her Cohabitant, the two persons are considered a single Owner/Resident Social Member.) ***Annual Designated Golf Resident Membership Dues are currently $10,320.00, billed monthly at $860.00.*** We have an Immediate Family option* as well if you should be the only golfer in your household. (Hereinafter "Immediate Family Member" defined as parent, brother, sister, stepbrother, stepsister, daughter, son, daughter-in-law, son-in-law, stepson, stepdaughter and or grandchild"). *Requires Immediate Family Golf Member Agreement.

Racquet Center: Each Resident Social Member is afforded unlimited racquet sport playing privileges for his/her annual dues. A Tennis ball and Pickleball machine are available at no cost to Members for practicing. Lessons are available from the Professionals and the Member should contact them for available times and rates.

FREQUENTLY ASKED QUESTIONS

When is my membership effective? Upon close of escrow, an Owner becomes a Resident Social Member. Each and every Resident Social Member must sign a Resident Social Membership Agreement.

When can I activate my golf playing privileges? Golf privileges are available to new Owners upon the close of escrow. The annual fee for Golf Membership shall be prorated, based upon the number of full months remaining in the fiscal year. Members without a Golf Membership may play as a guest with golf member a maximum of eight (8) times during the season. They must play as a guest and with a Golf Member in good standing and pay the appropriate guest fees. Contact Alisa Ramirez, Director of Membership for details in relation to the golf activation fee and options available to you.

What are the policies for making tee times?

* Golf Members may use ForeTees or call the Starter after 7:00 a.m. seven (7) days in advance.
* Tee times for Guests or Accompanied Family Members may be made using ForeTees or calling the Starter after 7:30 a.m. five (5) days in advance if making a tee time before 8:00 a.m. as there is no Guest Play between 8:00am – 11:00am.
* Tee times for Guests or Accompanied Family Members may be made using ForeTees or calling the Starter after 7:30 a.m. seven (7) days in advance if making a tee time after 11:00 a.m.
* Non-Family member guests will be limited to maximum of eight (8) tee times during the season.
* Only the names of Golf Members and guests that are expected to play at the scheduled times shall be entered in the tee time reservation.

What are the fees and how are they billed?

Mandatory Dues and Fees

Description	Annual	Monthly
Annual Regular Dues	$17,844.00 / Unit	$ 1,487.00
Resident Social Dues	$ 4,560.00 / Member	$ 380.00
Resident Social – Capital Dues 2020	$ 1,560.00 / Unit	$ 130.00
Resident Social – New Capital Dues	$ 600.00 / Unit	$ 50.00
Food Minimum Charges*	$ 800.00 / Member	Annual

*The minimum is an annual fee and does not include tax and gratuities.

Optional	Annual	Monthly
Golf Dues	$10,320.00 / Member	$ 860.00

All dues are annual and billed monthly for the convenience of the Members.

I have children under the age of 25. How do they use my Membership? Any children or stepchildren of a Resident Social Member in good standing who is under 25 years old and resides with the Member (or attends college) may use the Country Club, Racquet Center, and Wellness Center. If the Member also has golf playing privileges, his/her children are also entitled to the same privileges. If your children qualify, they will need a Club Membership Card for identification. To obtain a card, please provide the Administration office with proof of your child's birth date and residence. If your child is a full-time college student, you must also provide a copy of his/her student identification.

How do I arrange for Club privileges for Immediate Family Members staying at my condominium? Please complete an Immediate Family Form authorizing charging privileges on your Club account for your parents, brother, sister, stepbrother, stepsister, daughter, son, daughter-in-law, son-in-law, stepson, stepdaughter and or grandchild. These cards are issued for an indefinite period of time, and they will not expire unless instructed by you. Upon arrival, they must check in at the Administration office to pick up their Charge Authorization Cards.

What if I want to rent my home? When you rent your Lakes' unit, you must provide a copy of the Rental Agreement and a Lakes' Tenant Agreement. A copy of the Lakes' Tenant Agreement is available at the Administration office or on The Lakes' website. Please send a copy of the Tenant Agreement to the Administration office via mail, or email (see form for details). Tenants should be instructed to set up their Tenant account at the Administration office. Rental periods must be for more than 30 days, and tenants are encouraged to open a Food and Beverage Account which will allow charges to be applied to the Homeowner's food minimum. Tenants may play golf, subject to existing fees, if the Owner has a Golf Membership. There will be an administration fee of $150.00 each time the home is rented.

I own my own golf cart. Do I need a cart license? All carts must be licensed. There are two types of licenses. One is strictly for street use and requires a one-time fee of $50.00, which may be obtained through the Administration Office. The second type is for use on the golf course and has an annual fee of $750.00, which may be obtained through the Golf Pro Shop. Golf cart licenses are for each specific golf cart and are not refundable or transferable.

How do I arrange for Cable Television and Internet Service? All units receive a Bulk Package that includes the following. The monthly fee is $47.00 and is billed by The Lakes Country Club. The package includes the following:

- Three digital set-top box (STB) per Unit. Two STBs can be DVR enabled and includes DVR service. A User can choose to receive Cloud DVR Plus instead of one DVR STB in which case the Cloud DVR Plus will count as one STB provided as part of the Bulk Video Service. Spectrum may provide XUMO stream boxes in lieu of set-top boxes.
- Spectrum TV® Select. plus Entertainment View and Sports View
- Digital HBO, Showtime, and Cinemax (9 HBO, 10 Showtime Channels)
- Navigator Guide, Digital Music Choice, Free On-Demand, Access to Movies on Demand
- High Speed Internet with in home router/modem and Wi-Fi also known as:
    - Advanced Community WIFI Ultra 500mbps down and 20Mbps up;

For assistance, please contact the Spectrum resident support line at 833-697-7328. For other services, arrangements must be made directly with spectrum Cable Community Services at 833-210-0530.