

## **Frequently Asked Questions about Heritage Bay Golf & Country Club, Inc.**

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### **How many homes are there in Heritage Bay?**

There are 1,250 units between four different home types (Coach Homes, Single Family Homes, Terraces, and Verandas). Heritage Bay is a “bundled community”, so ownership of a unit includes mandatory membership in the Club.

### **What is included in the Annual Member Dues?**

Heritage Bay Golf and Country Club’s Annual Assessment includes each member’s portion (1/1,250) of the common area maintenance fees (Operating, Reserves and Capital), Bulk Cable Fee (Hotwire – fiber optic basic cable with HD channels and internet) and Umbrella Association Fee (joint CDD with The Quarry). Your annual “membership dues” are included in the Operating fees. The Assessment is always billed by December 1<sup>st</sup> and due in full by January 1<sup>st</sup> for the upcoming year.

### **What are the Reserve funds, how are they funded and what are they used for?**

We have two types of reserves: Replacement Reserves and Capital Reserves. These reserves are used to pay for items that replace or improve the facilities.

The funds in the Replacement Reserve account are used for projects or significant items that are cited for replacement in a reserve study that is prepared each year, by an independent firm which specializes in Reserve Study Analysis. The Replacement Reserve is funded by the Members through their annual dues assessment. The amount is calculated in cooperation with the independent firm that performs the reserve analysis.

The funds in the Capital Reserve account are used for new projects and items which are not included in the operating budget.

### **Will members of my family be entitled to use my membership privileges?**

The Member’s immediate family is entitled to use the Club facilities in accordance with the Governing Documents. Family included in your Golf membership is defined in your Governing Documents as one natural person or not more than two natural persons who are not related to each other by blood or adoption, who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. Further, the biological or adopted children of only one of the persons shall be entitled to golf privileges if such a child is 21 or younger, not married or cohabitating with a third party, does not have children of their own and resides with the owner on a permanent basis, or in the case of a college or graduate student, at such times as the student is not enrolled in a college or university. (For complete definition of Family see [Section 4.2 of the Declaration as amended](#)).

### **I do not play golf; can my adult son take my place on the membership?**

No, a Member is defined as an owner of Lots or Living Units with Heritage Bay and, except for temporary delegations as provided by the Transfer of Membership Process, memberships are not assignable or transferable except by legal transfer of title of the unit.

As your son does not fall within the parameters of the definition of “Family” included in the Membership, he can golf with you as a guest or you can transfer your membership to him, but he cannot be the Member.

**My brother/friend/business partner and I are investing together in a home in Heritage Bay. Are we both Members?**

No, you will need to designate one of the owners as the Member. Per the Governing Documents, if a unit is owned by two or more persons who are not a “family” as described in Section 4.2, or is owned by an entity which is not a natural person, the owners shall be required to select and designate one (1) family as defined in the Governing Documents to utilize the golf membership.

**What happens after I close on my home in Heritage Bay?**

Please contact us for a New Member Questionnaire packet and to schedule a New Owner Orientation. Once we receive your closing papers and these membership forms, we will create your membership and send you an email with your log in information and a confirmation of your New Owner Orientation. Your Orientation will provide an overview of Heritage Bay, answer any questions you might have, and provide an opportunity for you to get your Member ID Cards and vehicle bar codes.

**Where can I find the Rules and Regulations of Heritage Bay?**

Click this link for Heritage Bay Golf & Country Club’s current [Rules and Regulations](#). All of Heritage Bay’s governing documents are available on the public website under the Real Estate tab and then Governing Documents.

**Can I rent out my unit?**

Yes, you can rent your property for a minimum of 30 days with approval from your neighborhood association. Be sure to contact your Neighborhood Association Manager for details and requirements before renting. Rental of your unit does not include use of the Club amenities, but you can transfer your Membership to your approved tenants. The current Transfer of Membership Procedures and Application are available on the public website under the ‘Real Estate’ tab and then For Transfers/Leases.

**Can I transfer my membership to tenants or guests?**

Yes! You can transfer your membership to approved residents for a minimum of thirty (30) days. The current Transfer of Membership Procedures and Application are available on the public website under the ‘Real Estate’ tab and then For Transfers/Leases.

**Does Heritage Bay have a CDD?**

Yes, Heritage Bay’s lakes are maintained by the Heritage Bay Community Development District, which is managed by Severn Trent Management Services. For details visit the CDD’s website at [www.HeritageBayCDD.com](http://www.HeritageBayCDD.com) or call Severn Trent at (239) 245-7118. To obtain the current balance of the CDD debt call (954) 783-5841 x 40534.

**Who do I call about utilities?**

[Click here](#) for a contact list you can reference for any inquiries on your water, electric, cable or trash services. The owner of each unit is responsible for activating their utilities and reporting any outages directly to the utility company. Please do not contact the clubhouse or gatehouse as they have no control over your utilities.