



**Frenchman's Reserve Country Club
Community**

FREQUENTLY ASKED QUESTIONS



Frequently Asked Questions

This general description of Frenchman's Reserve Country Club & Community is provided for informational purposes only and should not be relied on in deciding whether to acquire a membership or purchase a home. For a full description of the benefits and privileges, please refer to the Membership Plan (the "Membership Documents") and related property owner documents. Complete sets of Documents are available upon request, and should be reviewed prior to the acquisition.

Q. What is Frenchman's Reserve?

A. Frenchman's Reserve is a 100% member-owned private equity Country Club & Community. Providing members much more than golf... join in on the fun! With our full social calendar you can be as busy as you would like. In addition to the Arnold Palmer Signature Golf Course, Frenchman's offers seven Har-Tru clay tennis courts, resort style swimming pool, two pickleball courts which include basketball and volleyball capabilities, a complete fitness facility, croquet court, kids' korner & youth center as well as a relaxing spa & salon. There is something for everyone. Frenchman's Reserve is a certified Audubon Sanctuary and recognized as a TOP 100 Platinum Club of America!

Q. What type of homes make up the Frenchman's Reserve community?

A. Frenchman's Reserve is a well varied community with 341 single family homes, 56 coach homes, and 50 custom homes ranging in square footage from 2,450 through 11,000 and priced from \$550,000 through \$4,000,000.

Q. What type of security is provided to keep the community safe?

A. Gated 24/7 access control to include roving and tactical patrols, state of the art security video surveillance, and protection of the community's 5-mile perimeter. Our officers are either former military, former law enforcement or police academy trained with advanced protective and medical training.

Q. Is Frenchman's Reserve "kid friendly"?

A. Yes! We work very hard to make kids feel welcome and a part of the Club & Community. We encourage youth participation in tennis, swimming, fitness and golf. Frenchman's Reserve provides many great opportunities for children to enjoy the Club while learning integrity and confidence. Many events are child focused, including Easter Brunch & Egg Hunt, Halloween Party & Haunted House, Gingerbread Decorating and much, much more. The Club also hosts children's Summer and holiday camps, offers swim lesson and provides tennis and golf instruction.

Q. Do I have to be a Club member if I live in the community?

A. Yes. All residents of Frenchman's Reserve Country Club are required to hold an equity membership. Please request to see the membership plan and offerings.

Q. What facilities does the Club offer?

A. The facilities include:

- 18-Hole Arnold Palmer Signature Golf Course – *2016 complete renovation*
- Driving Range, Pitching and Putting Greens and Golf Shop
- The 2016 Remodel of the 45,000 square foot Grande Clubhouse featuring:
 - Main Dining Room with seating for up to 300
 - Grille Room and Lounge
 - Outdoor Dining Terrace
 - Library & Private Dining Room
 - Women’s Locker Room & Lounge/ Card Room
 - Men’s Locker Room & Lounge/ Card Room

- Seven Hydrogrid Clay Tennis Courts
- One Multi Sport Court for Basketball, Pickleball & Volleyball – *Completed Fall of 2016*
- Two Croquet Lawns
- Tennis Shop
- A relaxed family oriented restaurant & lounge with outdoor seating
- Youth Center
- A captivating resort style Swimming Pool with Spa and Children’s area
- Fitness Center, Group Fitness Studio & Pilates Studio
- Spa & Salon
 - Relaxing full service treatment rooms
 - Women’s Locker Room with Steam Room
 - Men’s Locker Room with Steam Room
- Eight fully appointed Guest Suites for Members exclusive use

Q. When was the last renovation completed?

A. November 2016 saw the completion of the 18 hole Signature Arnold Palmer golf course renovation, the addition of a new sport court and restoration to the interior of the Clubhouse. An additional tennis court was added and the expansion of the Children’s playground also took place.

Q. What new facilities are planned?

A. Beginning this spring, construction begins again! The enhancements include the addition of a putting green and three practice holes to the golf facilities. A new casual restaurant serving golfers and pool-goers will be built. A fitness center and spa expansion will also take place. An area that’s used for tennis will be remodeled into an expanded youth center. The Club is building another tennis court, bringing it to a total of eight.

Q. Are there expected to be assessments for all of these Club Improvements?

A. No. Frenchman’s Reserve is a well-managed Club and Community. We are half way through our plans and have incurred no debt to date!

Q. What about concierge services at the Club?

A. Light business assistance such as faxes, and copies, Notary and shipping.

Q. What categories of membership are offered by the Club?

A. The Club offers two types of equity memberships; full golf equity and social equity.

Full Golf Equity Membership allows members and their immediate family to enjoy unlimited use of our Arnold Palmer Signature golf course, tennis, swimming, fitness, spa, and social facilities of the Club. This level of membership includes all court & greens fees and allows fourteen-day sign up privileges for golf tee times and tennis court times.

Social Equity Membership allows members and their immediate family to enjoy unlimited use of tennis, swimming, fitness, spa, limited golf in the summer months and all social facilities of the Club. This level of membership includes all tennis court fees and allows fourteen-day sign up privileges for tennis court times. Social equity memberships are only available to purchasers of homes that currently have social equity memberships.

Q. What is a Member-owned Equity Club?

A. An equity member-owned Club provides its members the opportunity to control the Club and its facilities through the right to vote. Each equity membership represents an equity ownership interest in the Club. The operation of the facilities is accomplished through the direction of a "Board of Directors" which is elected by the equity members. The Board of Directors oversees the management of the Club and generally directs the operation of the Club facilities. Major issues are normally decided by vote of the Members.

Q. How is the Board of Directors of the Club selected?

A. Three Directors are elected annually to serve a three year term.

Q. How is the POA governance structured?

A. The POA's Board of Directors is comprised of nine Directors which are elected for two year terms.

Q. Is there an equity contribution required to join the Club?

A. Yes. 80% of the equity contribution is refundable.

Q. What are the annual dues and fees for the Club?

A. Annual dues are paid on a calendar basis but may be pro-rated for a new member based upon the month in which they join. (The dues year runs November 1 to October 31 each year.)

Q. What services are included in your POA quarterly assessments?

A. Services provided include home security alarm monitoring and service with an included comprehensive service plan, Comcast cable television lineup with high speed internet. Landscape maintenance is provided which consists of grass cutting, trimming of shrubs, hedges and palms, lawn & ornamental pest control, fertilization & weed control. 24-hour security and an onsite property management office are provided for homeowner needs.

Q. Are there any POA special assessments?

A. Yes. A \$150/per quarter Security Perimeter Protection Assessment expires at the end of 2018.

Q. How many memberships will you allow?

A. The Frenchman's Reserve Country Club By-Laws state that 349 full golf equity memberships will be allowed and social equity memberships to be determined by the Board of Directors.

Q. Does one membership grant access to my entire family?

A. A Club Membership can be issued in the name of an individual, in the names of both spouses or in the name of an Entity. The ability to spend quality time with members of the family is of paramount importance these days. The Club is committed to providing a pleasant environment where this can be accomplished. Each membership in the Club is a family membership, which includes full privileges for spouses or domestic partners and unmarried children under the age of 29 who either live at home or attend school on a full-time basis. The Club provides programs and activities that are appealing to family members of all ages.

Q. Can I switch to another membership level?

A. Yes. Please refer to the Club Documents as there may be transfer fees, upgrade fees or additional initiation fees required, depending on the circumstances.

Q. Are Club Memberships transferable?

A. Club Members may not sell, transfer or otherwise assign their membership privileges except to the Club, and therefore, Club Members may not transfer or otherwise assign their Club Membership at Frenchman's Reserve directly to any third party.

Q. May we bring guests to the Club and if so, what is the policy?

A. Yes. Members may invite guests to use the facilities of the Club upon payment of any applicable guest fees. Guest use shall be subject to the Rules & Regulations and Guest Policies of the Club, including, restrictions on the number of guests a member can sponsor and the number of times a particular guest may use the Club facilities.

Q. What should I do if I have additional questions about Club Membership?

A. Complete details concerning the membership program at Frenchman's Reserve Country Club are available from Cynthia D'Aria, Membership Director. If you have additional questions or would like further information, please contact Cynthia at 561-630-0333 ext. 113 or by email: Cdaria@Troon.com

Q. Who may I contact if I have additional questions about the services and fees of the Property Owners Association?

A. Complete details concerning the Property Owners Association are available from Ed Latalladi, POA General Manager. You may contact Ed at 561-626-2874 or by email at ed.latalladi@fsresidential.com