

Future Homeowner Guide 2025



Heritage Oaks Golf & Country Club 4800 Chase Oaks Drive Sarasota, FL 34241 (941)926-7602

www.heritageoaksgcc.com

Welcome

Welcome to Heritage Oaks Golf & Country Club, a community where you will enjoy a rich and fulfilling lifestyle. Here, we offer a way of life where you can make lifelong friends, stay active, and create an abundance of memories.

Our members are friendly, welcoming, and socially and physically active. Whether you are working or retired, living here provides a tranquil environment in which you can enjoy as many exciting and fulfilling activities as you choose. From golf to tennis, swimming, fitness classes, book clubs, card groups, and more, our community has something for everyone.

We hope your visit to Heritage Oaks surpasses your expectations and leaves you with thoughts of purchasing a home here. As many of our members say:

"I came for the golf but found so much more!"

Sincerely,

Greg Hurst, General Manager
Kelly Troche, Director of Membership Services

Please visit our website at www.heritageoaksgcc.com or contact us at 941-926-7602, for more information.

<u>generalmanager@heritageoaksgcc.com</u> membership@heritageoaksgcc.com

The Details

Heritage Oaks is a Private Residential Golf Community where all homeowners are automatically Members of the Club when purchasing a property. We do not have initiation or equity fees, or categories of membership. All homeowners have use of all the common areas.



which include the golf course, tennis courts, fitness center, swimming pools, dining and all social activities.

Our annual fees also include bulk basic Frontier Cable. Additional phone, internet and prime channels, may be added for an additional fee.

Heritage Oaks has a very reasonable required Food & Beverage Minimum of \$700.00 per household, per year.

There are also several individual Homeowner Associations — based on type of housing — which have quarterly fees. Depending on which HOA, items that might be included in the fee are such things as landscaping, roof replacement, exterior painting, and driveway repair and maintenance. Most of the individual associations prepare budgets and divide the cost by the number of units within that association. The amounts vary depending on if that association fully funds its reserves.

Single Family homeowners are responsible for all of their own individual costs and pay \$100 annually.

Heritage Oaks Home Styles

HOGCC offers 850 Homes with five styles

Single Family Homes - Single Family Homes range in size from 2,150 to 3,000 square feet. With light, airy kitchens, spacious master suites, welcoming family/media rooms, two or three car garages and beautiful pool and patio areas.

Patio Homes - Patio Homes range in size from 1,798 to 2,100 square feet. There are three different style homes with either preserve or golf course views and include a two-car garage. Some have pools and large lanais.

Golf Villas - Golf Villas range in size from 1,500 to 2,200 square feet and include a two-car garage and serene golf course or pond/preserve views. Many have pools and large lanais.

Club Homes - Club Homes are just under 1,600 square feet and feature a two-car garage, serene golf course and/or lake views. None have their own pools, but most have expanded lanais.

Verandas - Veranda Condominiums range in size from 1,200 to 1,600 square feet with exceptional views and a detached one-car garage. Verandas come in three different styles and are either on the ground or second floor.



General Membership Information*

Membership at Heritage Oaks Golf & Country Club requires home ownership, as Heritage Oaks is a Homeowner Association Country Club.

No public memberships are sold.

Master Association 2025 dues **\$8,026** (\$4,013 Due in Dec. & \$4,013 Due in Apr.)

Annual Capital Reserve Contribution of \$2,024 (\$1,012 Due in Dec. & \$1,012 Due in Apr.)

Annual Cable Fee of \$762 (\$381 Due in Dec. & \$381 Due in Apr.)

Food & Beverage Minimum \$700 (Nov.1 through Oct. 31)

Capital Contribution at closing of **11,000**Estoppel Fee **\$299**,
Expedited w/in 3 Business Days after request—Additional \$119.00
*Fees Subject to change



Home Owner Association

Fee information associated with each individual Homeowner Association may be obtained through:

Real Manage, Resident Services - 866-473-2573
Club Homes 1-5 & 7-9, Verandas 1-4, 6 & 8
Capstone Property Management — 941-554-8838
Patio Homes & Golf Villas, Veranda 5 & 7, Club Home 6
C&S Management Services - 941-758-9454 Ext 124
Single Family Homes

Fees subject to change

NOTE: Any Fee information provided in this document is for buyer convenience only. Heritage Oaks Golf & Country Club documents, as well as other Association/Home Owner Association documents prevail at all times.





Amenity Improvement Plan Plan Overview

The plan delivers on amenity improvement priorities specific to the Clubhouse as identified by members in the June 2022 Survey:

- 19th Hole Bar & Grille remodeling and expansion
- Multi-use room
- Covered outside dining
- Kitchen upgrades
- Dining room, lobby, hallway, Heritage Room & Oaks Room refurbishing
- Parking



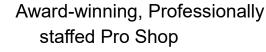
Cost Overview

- Total project cost \$8,592,250 which includes Club funds:
- Total assessment to owners not to exceed \$7,285 per household.
 - Heritage Oaks remains debt-free with no bank financing.
- Heritage Oaks has NO CDD (Community Development District fees)
 - We are not in a flood zone.

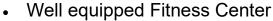


The Benefits of living at Heritage Oaks





- Championship Golf
- Clay Hydro-grid Tennis Courts
- Golf and Tennis Clinics



- Full-time Fitness Director
- Water Aerobics
- Personal Training Available
- Five Heated Pools
- Casual & Fine Dining
- Certified Executive Chef
- 180+ Seating Event Room
- Private dining seats up to 50
- Gated Community
- Guard Service 24/7
- Audubon-Certified Preserve
 - Well-Maintained
- An Active Social Calendar
- Ample Reserve Funds
- Financially Sound





LOCATION

HOGCC is located 3.7 miles East of I75 and within 60 minutes to the following attractions:

Sarasota/Bradenton Airport Siesta Key Beach Lido Beach St. Armand's Circle Marina Jack Selby Gardens Sarasota Opera House Ringling Museum Van Wezel Performing Arts Hall Mote Marine Aquarium University Town Center Mall (UTC) Pop Stroke Golf Nathan Benderson Park Sarasota Polo Club Sarasota Art Museum Sarasota National Cemetery Sarasota Circus w/The Wallenda's at UTC Ed Smith Stadium, home of the Baltimore Orioles Charlotte Sports Park, home of the Tampa Bay Rays Cool Today Park, home of the Atlanta Braves Lecom Park, home of the Pittsburg Pirates SO MUCH MORE!!

BY THE NUMBERS 2024





Learn more at heritageoaksgcc.com | Follow us on Facebook @heritageoaksgccfl



Revised January 2025