

Welcome to Olde Hickory Golf & Country Club



Community Information



"Where excellence in golf and country club living finds a home."

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July 2015 - June 2016



General Information

Our Mission

“Olde Hickory is an affordable, low density bundled, private Golf and Country Club providing a unique golf experience, quality dining, and an array of distinctive amenities and social activities to meet the needs of its members and guests. At Olde Hickory you will find a friendly, small town atmosphere in an attractive natural setting where exceptional service and professionalism is provided by a dedicated staff.”

Our Vision

“Where excellence in golf and country club living finds a home.”

Number of Residences

561 private, golf community with 24 hour gatehouse access

Types of Residences

Single Family Homes	175
Villas	126
Verandas	260

Clubhouse

22,000 square feet
Locker Rooms, Media Room & Library, Golf Shop and Club Room
Heated pool and spa with a pool house and poolside dining service

Golf Course

18 Hole, Ron Garl designed Golf Course
Completely renovated in 2013 with State-of-the-Art Tif Eagle Greens and certified Celebration Grass in the fairways and rough
Putting and chipping green and driving range with 12 tee boxes

Dining Room

Formal and casual dining with bar
Completely renovated in 2009

Tennis

2 lighted Har Tru tennis courts and 4 lighted Pickleball courts
Completely renovated in 2014

Fitness Center

2,600 square foot State-of-the-Art Fitness Center
Aerobics Room with instructor-led fitness classes

Physical Therapy

Treatment room with licensed physical therapist

Website

www.oldehickory.cc

Community Newsletter

“In a NUTShell”

Social Media

[Facebook](#) and [Twitter](#)



Bundled Golf Communities

A bundled community is one in which a country club membership is included with every home purchase. These types of communities are also known as C.I.R.A.'s (Common Interest Realty Association). All members may participate in a variety of activities revolving around the Clubhouse and the Golf Course. There are no separate golf equity or initiation fees and no greens fees for owners in a bundled community!

Benefits of Bundled Golf Communities:

- Not-for-profit organizations
- All amenities and common areas are owned by the Master Association, and operated and maintained by the Board of Directors
- Residents, owners and club members share identical access to features and amenities
- Club Manager is a licensed Community Association Manager (CAM)
- Mandatory membership secures constant membership level
- HOA assessments are not subject to sales tax ad valorem tax exemption
- Lien rights to collect outstanding assessments
- The Master Association Board of Directors manages all business affairs within the common community and HOA I-III
- Stabilizes home values
- You are a full member of the country club with all privileges, whether or not you play golf
- Income is guaranteed in a bundled community, thus giving owners financial security
- May through October, reciprocal golf privileges are offered at numerous clubs in the area

**There is a great camaraderie among residents in a bundled community
since all owners are club members!**





Olde Hickory Golf & Country Club Master Association

The Master Association votes on and enforces bylaws that are registered with the State of Florida which hold the Club responsible for conducting annual financial audits, electing officers, and outlines their responsibilities.

Bylaws are the written rules and regulations enacted by the Master Association to provide a framework for its operation and management of the Club. The bylaws generally provide for meetings, elections of a board of directors and officers, filling vacancies, notices, types and duties of officers, committees assessments and other routine conduct. These laws are, in effect a contract among the members, and must be formally adopted and/or amended.

The Master Association at Olde Hickory Golf & Country Club is governed by nine members who are elected annually that make up the Board of Directors. The Master Association manages all of the single family homes at Olde Hickory. They are also responsible for all decision making regarding all common areas within Olde Hickory Golf & Country Club.

- ◆ If members belong to Home Owners Association (HOA) I-II-III they are only responsible for paying the Master Association Fees & Transfer Fee.
- ◆ If members belong to any of the Verandas or Villas Associations, they are responsible for paying the Master Association Fees, Transfer Fee, and individual association fees as outlined on pages 9-13.
- ◆ The Master Association takes precedence over another association only when the issue at hand is in regard to a common area or property that is viewable from the golf course.
- ◆ Any changes to property viewable from the golf course must be approved by the Architectural Review Committee (ARC) which is overseen by the Master Association.
- ◆ Master Association enforces the Rules & Regulations found in the Master Association Documents.





Features and Amenities

◆ Golf Course

Our beautiful 18 hole golf course, designed by Ron Garl, is a challenging, but fair test of golf. Olde Hickory features a newly renovated golf course with Celebration fairways and tees and Tif-Eagle greens.

Our Superintendent and his staff maintain our golf course in pristine condition throughout the year, utilizing the principles of best management environment stewardship. This has allowed us to provide an exceptional golf experience for members and their guests. Golfers are able to play from tees ranging from 4,585 yards up to 6,504 for the more accomplished golfer.

◆ Clubhouse

The Clubhouse features Administration offices, Golf Shop, a Club Room available for member use, Library and Media Center, and locker rooms all located on the first floor. On the second floor, members are able to dine-in for Sunday Brunch, daily lunch and dinner on select nights. The dining room has a private room available for small groups in addition to the Grille Room Bar and Lounge area. The majority of social events coordinated by the Club are held at the Clubhouse.

◆ Master Pool & Pool House

The Master Pool is heated and approximately 78 square meters in size with lounge chairs and tables for your enjoyment on the pool deck. The pool house features amenities including card rooms, a coffee machine and restrooms for member use. Outdoor showers are available for members to rinse off before or after using the community pool or spa. Members are also able to order food and drinks from the dining room with the phone located in the pool house.





Features and Amenities

◆ Tennis/Pickleball

Olde Hickory is pleased to offer men's, women's and mixed doubles tennis and Pickleball programs. Members enjoy playing tennis on our 2 lighted, Har-Tru tennis courts and Pickleball on our 4 lighted Pickleball courts, both renovated in July 2014.

Pickleball is a fun game that is played with a perforated plastic ball, similar to a whiffle ball, and wood or composite paddles. It is easy for beginners to learn but can develop into a quick, fast-paced competitive game for experienced players.

◆ Fitness Center

Our 2,600 sq. ft. Fitness Center opened January 2014. Members enjoy the magnificent view overlooking the driving range and hole #18 as they use state-of-the-art cardio and strengthening machines to increase their physical fitness.

In addition, various fitness classes are offered to our membership. All fitness classes are provided by Fit Forever, the premier Sports Club Management and Corporate Wellness Company from S.W. Florida which offers a unique approach to fitness and lifestyle management. Fit Forever's active aging group exercise classes are designed to help older adults maintain their cardiovascular health, strength, and flexibility. Whether a person is a veteran of the fitness industry or a newcomer, we welcome members and their guests to come and enjoy the benefits of working out in a group setting.

Members are also able to bring in workout videos and use the aerobics room if they are unable to attend the scheduled classes.





Features and Amenities

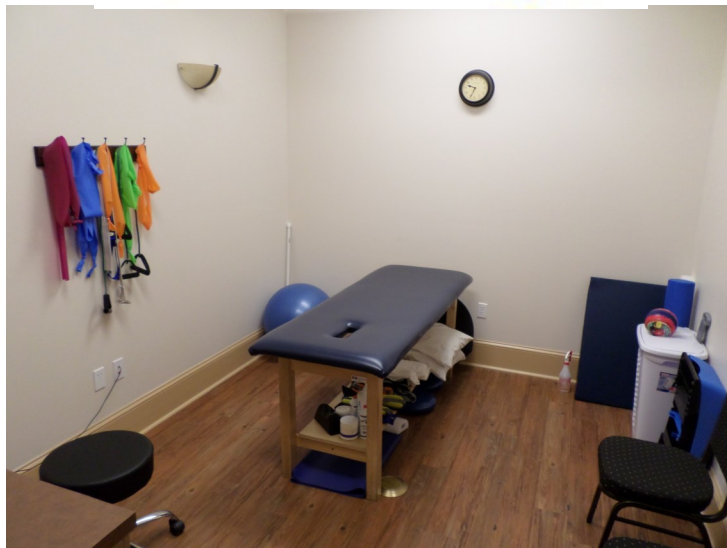
◆ Physical Therapy

Olde Hickory members have the unique ability to receive outpatient Physical Therapy treatments within their own community. Physical Therapy is provided by a licensed physical therapist of Apex Physical Therapy. All major insurances are accepted including Medicare. Cash/self-pay is also available. All treatment is conveniently received within the Fitness Center of Olde Hickory.

Apex Physical Therapy also offers a Golf/Tennis stretch program that has been highly effective in providing more flexibility to improve swing mechanics. One-on-one instruction with the Therapist provided.

FREE assessments and our **complimentary** Wellness Program assessments are performed by a licensed Physical Therapist and are provided to discuss individual concerns and to determine how physical therapy can help you.

Apex physical therapists and assistants are licensed medical professionals here to help you restore function, improve mobility, relieve pain, and prevent or limit physical disability. A multitude of treatments are available for various injuries, conditions, pain, disease processes and post-operative recovery. Each patient can expect the most up to date treatment interventions, one-on-one individualized attention, and an energetic, motivational atmosphere. "We are here to get you back to the things you enjoy as quickly as possible!"





Residences at Olde Hickory

Single Family Homes



Number of Homes:	175 homes total
Location:	151 homes overlook the golf course 24 homes overlook the lake
Floor Plan:	One-story homes with various floor plans
Pool:	Private pool option available and access to master pool with spa
Street Addresses:	Olde Hickory Boulevard Olde Hickory Circle White Hickory Lane Hickory Fairway Court
Square Footage per Home:	1,590 square feet to 3,500 square feet under air
Garage:	Attached, two or three car garage
Annual Dues:	\$45.00 to \$50.00*
Associations:	HOA I, HOA II, HOA III**

*Annual dues are obtained for necessary common area insurance and any other ad hoc expenses that should arise.

**Homeowners are responsible for all maintenance on their property.



Residences at Olde Hickory

Verandas I-II-III



Number of Homes:	132 units total throughout 11 buildings
Floor Plan:	Three variations of two-story, low rise condominiums Front screened patio entrance Back screened lanai overlooking the golf course - 2BR/2Bath, study/media room, living/dining room, and kitchen - 2BR/2Bath, living/dining area
Pool:	Verandas I-II-III community pool with spa and access to master pool with spa
Street Addresses:	Hickory Hill Court
Square Footage per Home:	1,263 square feet to 1,579 square feet under air
Garage:	Detached, single car garage
Quarterly Dues:	\$792.67 - \$835.75 - \$831.21*
Association:	I-II-III (respectively)

*Quarterly dues are obtained for necessary pool service, landscaping, pest control, water, maintenance of the common areas and other operating costs. Reserves are included in the maintenance fees.

This community is the first neighborhood that you will see as you enter Olde Hickory, located on the north side of Olde Hickory Boulevard, just west of the Clubhouse. This neighbor stays active with its friendly residents who hold a monthly party at their community pool located at the north end of the property.

**Rates effective until December 31, 2015*



Residences at Olde Hickory

Verandas IV-V-VI



Number of Homes:	128 units total throughout 10 buildings
Floor Plan:	Three variations of two-story condominiums Front screened patio entrance Back screened lanai overlooking the Ron Garl designed golf course
Pool:	Verandas IV-V-VI community pool and access to master pool with spa
Street Addresses:	Hickory Links Court
Square Footage per Home:	1,267 square feet to 1,661 square feet under air
Garage:	Detached, single car garage
Quarterly Dues:	\$813.78 - \$805.19 - \$813.62*
Association (s):	IV-V-VI (respectively)

*Quarterly dues are obtained for necessary pool service, landscaping, pest control, water, maintenance of the common areas, dryer vent cleaning, cleaning, AC drain lines and other operating costs. Reserves are included in the maintenance fees.

This community was the last neighborhood to be developed in Olde Hickory, completed in the late 1990's and more than half of the units have received significant renovations since then.

Socially, this community holds monthly and daily gatherings at the neighborhood pool, which is conveniently located in the center of the community.

**Rates effective until December 31, 2015*

Residences at Olde Hickory

Villas I



Number of Homes:	54 homes total throughout 9 buildings with 6 attached units each
Floor Plan:	Single floor villas nestled among holes 10, 11, 12 & 13 2-3 bedrooms including a master bath and walk-in closet, 2 baths Back screened lanai overlooking the Ron Garl designed golf course
Pool:	Villas I community pool and access to master pool with spa
Street Addresses:	Hickory Greens Court
Square Footage per Home:	1,600 square feet under air
Garage:	Attached, two car garage
Quarterly Dues:	\$975.00*
Association:	Villas I

*Quarterly dues are obtained for necessary landscaping, irrigation, pest control, maintenance of the salt water pool and the common areas. Reserves are included in the maintenance fees.

Villas I at Olde Hickory Golf & Country Club features carefree living with easy access to the Clubhouse, golf course and new fitness center. When you drive through Villas I you will notice the openness of the area, the beautiful newly tiled roofs, the lush landscaping and well maintained swimming pool area. A heated salt water swimming pool is available for healthy and refreshing swim and exercise.

An active social committee plans monthly pool parties, dinners at the Club, golf outings, ladies' luncheons, and men's Tuesday morning breakfast. A monthly newsletter keeps all residents well informed. Scheduled cocktail hour at the pool is always well attended and lively.

**Rates effective until December 31, 2015*



Residences at Olde Hickory

Villas II-III



Number of Homes:	72 homes total throughout 12 buildings with 6 attached units each
Floor Plan:	Single floor villas nestled among holes 2, 3, 4 & 5 2-3 bedrooms, 2 baths, living room, dining room and kitchen Back screened lanai overlooking the Ron Garl designed golf course
Pool:	Villas II-III community pool and access to master pool with spa
Street Addresses:	Hickory Marsh Lane
Square Footage per Home:	1,600 square feet under air
Garage:	Attached, two car garage with access to the kitchen
Quarterly Dues:	\$799.00 for Villas II* \$799.00 for Villas III*
Association:	Villas II and Villas III

*Quarterly dues are obtained for necessary landscaping, irrigation, pest control, maintenance of the pool. Reserves are included in the maintenance fees which cover roads, painting, roofing, lanai screen enclosures, outdoor lighting and maintenance of the common areas.

Owners of Villas II and III are kept busy with club activities as well as the many gatherings and social events planned by the street social committee. The neighbors of Hickory Marsh Lane choose to enjoy monthly pool parties, street dinners, weekly men's and women's golf outings, an annual all-street golf outing and dinner, monthly ladies' luncheons at area restaurants, craft and hobby fairs, or scheduled villa showcases. A multi-page monthly newsletter keeps all residents updated of the local news and upcoming events.

**Rates effective until December 31, 2015*



Master Association & Transfer Fees 2015-2016

Master Association Fees (Billed Annually per Fiscal Year)

Master Association Maintenance Fee	\$5,366.36
Reserve Fee	860.00
Capital Improvement Fee	<u>1,020.00</u>
Total	\$7,246.36

Food & Beverage Minimum \$ 800.00*

* unused portion billed at end of fiscal year

No C.D.D. Annual Fees, No City Taxes (County Taxes Only)

Transfer Fee

60% of the Annual Assessment is collected at closing \$4,348.00

Monthly Basic Xfinity1 Package \$ 67.00

As of July 1, 2015

Miscellaneous Fees 2015-2016

Barcode

New Member Barcode (up to 2)	\$35.00
Additional Barcode	\$25.00 each
Replacement Barcode	\$10.00 each

Golf Bag Storage \$125.00 per year, per bag

GHIN Handicap \$15.00 per year, per person

Locker \$75.00 per year

Membership Transfer

A maximum of 3 transfers per year. Each transfer must be for a minimum of 30 days. Each transfer requires a \$500.00 deposit per home rental to be applied to the last monthly statement. Renter account to be charged.

Golf Transfer: Includes golf, dining and all amenities offered at Olde Hickory.

Dining Transfer: Includes dining and all amenities offered at Olde Hickory.

1 Month Rental	\$150.00 per transfer
2 Month Rental	\$300.00 per transfer
3+ Month Rental	\$500.00 per transfer

For additional information please call:

Accounting Department at 239.768.2400 Ext. 204

**Please note that rates are subject to change without notice.*

Applicable taxes may apply.



Golf Cart Fees 2015-2016

Member Fees	18 Hole Fee	9 Hole Fee
Year Round	\$23.00 plus tax	\$13.50 plus tax
Guest Fees	18 Hole Fee	9 Hole Fee
May 1 – October 31	\$39.00 plus tax	\$20.00 plus tax
November 1 – December 31	\$60.00 plus tax	\$32.50 plus tax
January 1 – April 30	\$78.00 plus tax	\$41.00 plus tax
Renter Fees	18 Hole Fee	9 Hole Fee
May 1 – October 31	\$39.00 plus tax	\$20.00 plus tax
November 1 – April 30	\$60.00 plus tax	\$32.50 plus tax

As of July 1, 2015

Hole-In-One Club 2015-2016

The Hole-In-One Club is available to any member of Olde Hickory Golf & Country Club, male or female. Renters at Olde Hickory are also eligible to join the league, but only for the time they are in control of the membership. The Hole-In-One Club rewards its members by giving them a Golf Shop credit for merchandise and some insurance for drinks at the bar. As a bonus, all members of the Hole-In-One Club will be invited to a party at the end of each season to express the league's appreciation. The Hole-In-One Club begins July 1, and runs annually ending June 30.

Fee

The cost is \$15.00 annually, per member, billed on your July statement. An additional \$6.00 will be charged to all members each time there is a hole-in-one, as of July 1, to ensure the fund never runs low. All charges will be billed through the Accounting department.

Reward

Every time a member of the Hole-In-One Club makes a hole-in-one, s/he will receive \$250.00 in Golf Shop merchandise and a \$250.00 credit toward his/her member account. Also, all members who are part of the Hole-In-One Club will receive one (1) free drink in the Grille Room bar. The free drink must be used on the day of the hole-in-one, and is only for Hole-In-One Club members. All holes-in-one must be validated by having at least three (3) players in the group. It is required that there are at least two (2) witnesses to the hole-in-one.

Party

The Hole-In-One Club will throw a party at the end of each season for all of the members who have participated in the club. The party will include complimentary appetizers and at least one (1) free drink ticket for each member who attends. The party will only be available to current members of the Hole-In-One Club. The party alone will be enough fun to join the league!



History of Olde Hickory Golf & Country Club

Olde Hickory began its existence in 1991 when U.S. Home Corporation and Mr. Charles Heuther agreed to jointly develop a 303 acre tract of property, to be called Olde Hickory, along Fiddlesticks Boulevard northeast of already-existing Fiddlesticks Country Club. The clubhouse and golf course were completed in 1992 and provided a strong selling point for developing the housing units around the golf course. Sales of verandas, villas and single family houses were brisk, and when sufficient units had been built, residents in 1996 took over the responsibility of the community from U.S. Home management

Our very challenging golf course was designed by Ron Garl, who has designed over 150 golf courses in 18 states and 10 countries. The course winds through wetlands populated with a great variety of birds and other wildlife, including alligators. Mr. Garl assisted in the recent complete renovation of the course in 2013.

When the first nine holes of the course were finished in early 1992, Sam Snead was invited to be in the group to first play the course, along with Mr. Monk Hillmyer, Senior Vice President of U.S. Home, who became an early resident of Olde Hickory. The group played what are now holes 10-13 before a sizeable and enthusiastic audience.

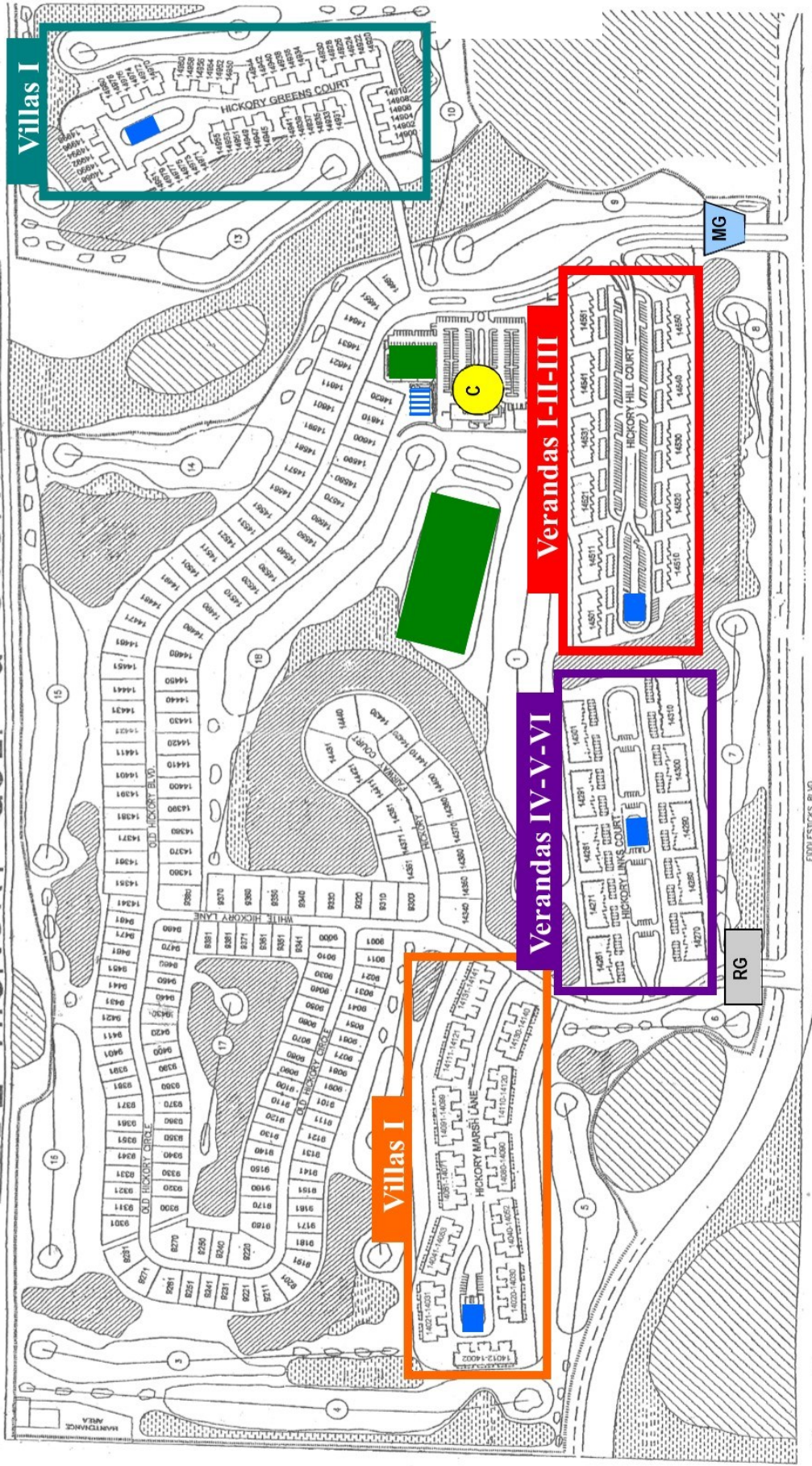
From 1992 until 1997, when the club became completely private, the course and dining room were open to the public. Many potential buyers played the course and enjoyed our dining facilities during that period. Since then, members residing in our 561 units have enjoyed the low density and consequent availability of play, even during the busy winter season.

There are many activities available to members in Olde Hickory, including Har-Tru tennis courts, four pickleball courts, bridge, mah-jong, bingo, a book club, excursions, and many dinner dances and other events in our dining room. It is a very active community.

Our dining room and grille were extensively renovated several years ago, and in 2013 major improvements were made in other areas. The golf course was completely redone, including a new and more efficient sprinkler system, new fairways and tees, and completely renovated greens installed over a new drainage system. A new Fitness Center with a beautiful view of the golf course was added to the Clubhouse, and the golf course maintenance facilities were upgraded to more efficiently maintain the golf course. Our men's and ladies' locker rooms have been remodeled as well as the restrooms on the second floor of the Clubhouse. Our amenities are now absolutely first class.

Written by Olde Hickory Member, Don Jeffrey

OLDE HICKORY GOLF & COUNTRY CLUB



2030

FOOLESTICKS BLVD

MG	Main Gate		Villas I**		Total Number of Homes	561
RG	Resident Gate (North Gate)		Villas II-III**		Single Family Homes	175
	Pool		Verandas I-II-III***		Villas	126
	Pool (Master Association)		Verandas IV-V-VI***		Verandas	260
C	Clubhouse					
	Tennis Courts					
	Driving Range					

*Single Family Homes are one-story with a 2-3 car garage
 ** Villas are attached one-story homes with a 2 car garage
 ***Verandas are two-story, low-rise condominiums with a 1 car detached garage