

FACT SHEET

REQUEST FROM RIVERS EDGE GOLF CLUB TO AMEND THE MASTER DECLARATION

October 7, 2017

1. WHAT IS THE GOLF COURSE REQUESTING?

An Amendment to the Master Declaration to reduce the current dues assessment to the golf course. This will free up funds to be spent on needed improvements to the golf course and clubhouse facilities. The amendment will lower the golf course dues to one (1) lot.

2. WHY IS THIS REQUEST FAIR AND REASONABLE?

- a. According to a survey of other golf course communities in Brunswick County, almost none pay any POA dues. Two exceptions pay dues for one (1) lot.
- b. The golf course actually constructed the existing entryway, signage and entry road (Arnold Palmer Drive) before the creation of the Community, and gave these common property assets to the development. These are essentially the only POA facilities used by the golf course, so asking them to pay dues for access to them is unfair.
- c. It is in everyone's best interest to continue to have a high quality golf course amenity in our community. As the recent survey of property owners shows, almost all owners agree with this. Using these funds to continue improving the course and clubhouse will benefit us all.
- d. As part of this request the golf course has agreed that if the amendment request passes they will immediately begin paying off the past due assessments owed.

3. WHAT IS THE GOLF COURSE OFFERING PROPERTY OWNERS TO SUPPORT THIS REQUEST?

If the amendment passes, the golf club will offer the following benefits to all property owners:

- a. Two social events each year with golf and food included at \$20 per person
 - Open to all property owners
 - First event will be held before year end 2017
- b. Each non-resident property owner will receive two complimentary golf certificates, and may bring up to three guests for \$25 each
- c. All property owners will receive a 10% discount on all food purchases in the golf clubhouse grill.

4. WHAT WILL THE GOLF COURSE DO WITH THE FUNDS TO ENHANCE THE COURSE AND OUR PROPERTY VALUES?

- a. Bulkheads on hole #9 will be repaired in December

- b. Tree removal project throughout the course to improve turf conditions in 2017
- c. Bunker renovation project in 2018
- d. New maintenance equipment to arrive end of 2017
- e. New golf cart fleet to arrive mid 2018
- f. New golf membership plan for 2018
- g. New property owner (non golf member) plan for 2018

5. WHY SHOULD I VOTE TO SUPPORT THIS AMENDMENT?

- a. Recognition of the capital investment the golf course made in POA common property by financing and building the brick entryway walls, signage and Arnold Palmer Drive from Copas Road to the entrance to the golf course parking lot.
- b. Level the competitive field with other Brunswick County golf course communities who pay either no dues or minimal dues to the property owners association.
- c. Benefit all property owners since the golf course will be able to use the funds to continue upgrading and improving the golf facilities.
- d. The golf course is offering added property owner benefits as stated in #3 above.
- e. A high quality golf course is very important to maintaining property values. The closure of a community golf course can be devastating to home and lot values, as has happened to Brierwood next door to us here in Shallotte and other golf course closings in the area (Heather Glen in Little River).