



North Course Village

Total Single Family Lots - 65

4212 North Course Lane
4213 North Course Lane
4217 North Course Lane
4218 North Course Lane
4219 North Course Lane
4221 North Course Lane
4223 North Course Lane
4224 North Course Lane
4227 North Course Lane
4229 North Course Lane
4240 North Course Lane
4242 North Course Lane
4243 North Course Lane
4245 North Course Lane
4246 North Course Lane
4247 North Course Lane
4251 North Course Lane
4253 North Course Lane
4255 North Course Lane
4263 North Course Lane
4264 North Course Lane
4265 North Course Lane
4276 North Course Lane
4278 North Course Lane
4282 North Course Lane
4285 North Course Lane
4290 North Course Lane
4296 North Course Lane
4299 North Course Lane
4301 North Course Lane
4303 North Course Lane
4305 North Course Lane
4307 North Course Lane
4311 North Course Lane

4400 Toussaint Dr.
4401 Toussaint Dr.
4404 Toussaint Dr.
4405 Toussaint Dr.
4408 Toussaint Dr.
4409 Toussaint Dr.
4412 Toussaint Dr.
4413 Toussaint Dr.
4417 Toussaint Dr.
4420 Toussaint Dr.
4421 Toussaint Dr.
4424 Toussaint Dr.
4425 Toussaint Dr.
4428 Toussaint Dr.
4429 Toussaint Dr.
4432 Toussaint Dr.
4433 Toussaint Dr.
4436 Toussaint Dr.
4437 Toussaint Dr.
4440 Toussaint Dr.
4441 Toussaint Dr.
4444 Toussaint Dr.
4445 Toussaint Dr.
4448 Toussaint Dr.
4449 Toussaint Dr.
4452 Toussaint Dr.
4453 Toussaint Dr.
4461 Toussaint Dr.

4106 Carter Creek Ln.

4504 Birdies Ct.

4612 Paulies Ct.



Highlands Ridge Holdings

June 13, 2023

To: Residents of Arbor Green, Carter Creek, Golfside Villas, Hidden Creek, North Course, Oak Run, and Scottish Links

From: Heather Hinsley, Community Manager for Mink Properties

Re: Common Facilities Fee

Pursuant to the Declaration monthly Common Facility Fees are adjusted for changes in the Consumer Price Index ("CPI") for the twelve-month period ending each May 31st. On May 31, 2023, the CPI represented an increase of 4.0 percent from the prior year. (www.bls.gov) Effective September 1, 2023, the monthly common facility fee shall be the same as last year. Management has decided not to pass the 4.0 percent.

	Arbor Green			
	Carter Creek	Hidden	North Course	Golfside
	Scottish Links	Creek	Oak Run	Villas
Current Base Fee:	\$261.66	\$243.54	\$266.93	\$285.09
New Base Fee:	\$261.66	\$243.54	\$266.93	\$285.09

Highlands Ridge Holdings, LLC
3003 E. Fairway Vista Dr.
Avon Park, Florida 33825
(863) 471-1115 Fax: (863) 471-3398

VILLAGES OF HIGHLANDS RIDGE

HOA FEES

- Lawn maintenance - mowing & edging

Part goes to Highlands Ridge Holdings to cover:

- Resurfacing all roads
- Maintaining buildings, pools
- Repairing and resurfacing tennis courts

\$25/year which is managed by the HOA board to cover:

Any legal fees, mailings and expenses required to keep the Covenants updated

\$10/ year - Residence Council fee for:

Bags & candles for each home at Christmas Holly Jolly time

Refreshments at some dances

Replacement of shuffleboard equipment, bocce balls, etc

VILLA HOA FEES

Lawn maintenance - mowing, edging, shrub pruning, fertilization, irrigation & irrigation maintenance



2022 Membership Plans ****All Plans Include Trail Fee**

All Renewals must be received no later than **December 15th**. Please make checks payable to **"J&P Golf Properties, LLC."** Checks and completed applications should be delivered to the **North Course Golf Shop**.

		Early Pay Discount Due by 11/1/21		Other Incentives - Early Pay Only
Membership Category	Prices			
Family Membership	\$5,995.00	\$5,730.00		10 Play Season Pass \$25 Cart Fee & 10 Play Summer Pass \$15 Cart Fee
Single Membership	\$4,250.00	\$4020.00		5 Play Season Pass \$25 Cart Fee & 5 Play Summer Pass \$15 Cart Fee
80 Membership				
Family	\$5,680.00	\$5,435.00		10 Play Season Pass \$25 Cart Fee & 10 Play Summer Pass \$15 Cart Fee
Single	\$3,950.00	\$3,735.00		5 Play Season Pass \$25 Cart Fee & 5 Play Summer Pass \$15 Cart Fee
85 Membership				
Family	\$5,350.00	\$5,125.00		10 Play Season Pass \$25 Cart Fee & 10 Play Summer Pass \$15 Cart Fee
Single	\$3,750.00	\$3,530.00		5 Play Season Pass \$25 Cart Fee & 5 Play Summer Pass \$15 Cart Fee
90 Club Membership				
	\$3,500.00	\$3,315.00		5 Play Season Pass \$25 Cart Fee & 5 Play Summer Pass \$15 Cart Fee
50 & Under Membership				
	\$3,950.00	\$3,770.00		5 Play Season Pass \$25 Cart Fee & 5 Play Summer Pass \$15 Cart Fee
Initiation Fee				
	\$1,500.00			Waived If sponsored by a member
Driving Range Single				
	\$350.00	\$300.00		
Driving Range Family				
	\$500.00	\$400.00		