

Major Enhancement to Clubhouse and Pool Area Coming in 2020

Heritage Bay Golf & Country Club



\$9,850,000 Enhancement Program to Begin in 2020

Bundled Golf Community Built 2006-2012

1250 Doors - Prices from \$170,000 to \$700,000's

BREATHTAKING LAKES, SCENIC GOLF COURSE, NATURAL PRESERVES VIEWS

27 Hole Golf Course - Pine, Cypress, and Oak One of the most beautiful in the area

- **Golf Course** Major landscaping has been done to the golf course to add color and beauty. The improvements have been dramatic.
- **Fairways** are contoured and generous, but tight enough for low handicapped players.
- **Greens** are challenging for all levels of play both undulating and fast



Practice Facilities upgraded in 2017. One of the most complete of any local country club.

- Expanded hitting area with mats for when the turf is too wet
- 11,000 SqFt green for putting and chipping, plus two additional large putting greens at the start of the Cypress and Oak courses.
- Balls are on the range and available for residents 7:00am to 5:30pm.



Heritage Bay Aqua Range & Practice Green

Heritage Bay Tennis & Pickleball Center

- One of the most active tennis programs in the area with teams at all levels, round robins, instruction opportunities, and social events.
- **Pickleball** Official lighted courts with round robins and social activities



Wellness Center

- The Wellness Center is staffed seven days a week with fitness instruction and training available. The facility includes a spinning room, aerobics room with regular seasonal classes, water aerobics, and an exercise room.



Social Activities

- The Saturday Cookout with live music is huge. Lots of fun, eating, dancing, and hanging out with friends and neighbors.
- The Activity Director organizes activities in and outside the community for neighbors to get together.
- There is also an active calendar of games, classes, and club activities.

Convenient Location

- 1.25 miles east of Immokalee Road and CR951
- Fastest growing area in Collier County. Hundreds of new shops, businesses, restaurants, services, and the new NCH Emergency Hospital just a short distance away.

Heritage Bay Enhancements 2020 \$9,850,000



HERITAGE BAY GOLF & COUNTRY CLUB
CONCEPTUAL DRAWING OF EXTERIOR OF GRILLE ROOM EXPANSION

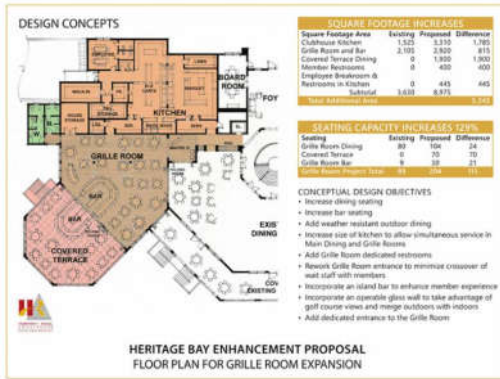


HERITAGE BAY GOLF & COUNTRY CLUB
CONCEPTUAL DRAWING OF INTERIOR OF GRILLE ROOM EXPANSION

- The grille room will be expanded as seen on the left side of the clubhouse.
- View will be of the scenic 27 hole,
- Covered and screened outdoor dining
- Increased dining and bar seating
- Increases the size of the kitchen

bridge, and aqua range.

- Better Grille room access



Floor Plan of Grille Room Expansion

- Sliding glass wall separates the outdoor and indoor dining and island bar for all weather use.



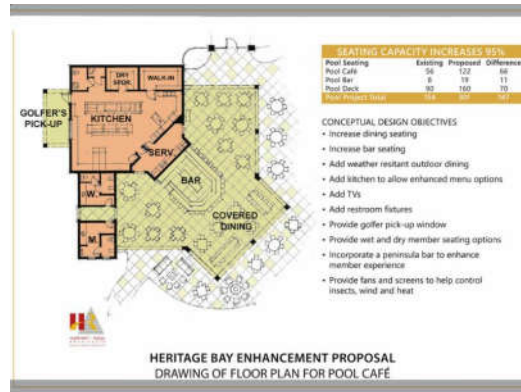
Resort Style Pool Complex

- More seating & seating options, and shade
- Add style and zero entry to pool



Outdoor Pool Cafe

- A poolside dining experience be tting a community like Heritage Bay. Better and more of everything!



Floor Plan of Outdoor Pool Cafe

- Better swimmer/golfer separation
- A lot more seating and shaded seating

Heritage Bay Will Remain Below the Average Combined HOA and Special Assessment Fees Among Bundled Communities

2019 Master HOA Fee \$6,384
 2020 Special Assessment Payment Options
 \$860/ Year/ 10 Years or \$72/ Mo / 10 Years
 SFH Association Fee \$610/ Qtr. F&B Minimum \$750/ Yr

