



# Prospective Owner Information

*The Mission of Tara Golf & Country Club is to provide outstanding service to enhance the lives of our members and guests with a variety of social opportunities in a friendly, connected atmosphere.*

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10/27/2023

**Tara Golf & Country Club**  
**A Private, Member Owned Club**

**GOLF MEMBERSHIP Property**

|   |                   |
|---|-------------------|
| <b>Annual fee, due January 1<sup>st</sup>.....</b>  | <b>\$6,023.56</b> |
| <i>Annual fee may be paid monthly in the amount of \$501.96 per month.</i>  |                   |
| <b>New Owner Resale Capital Contribution .....</b>  | <b>\$5,000.00</b> |
| <i>Capital Contribution is due upon closing. (One-time fee)</i>   |                   |
| <b>Food Minimum Annually.....</b>   | <b>\$720.00</b>   |
| <i>Billed \$60 per month, but accruable. Year runs from October 1 through September 30.</i>   |                   |
| <b>Cart Fee (per person).....</b>   | <b>\$26.00</b>    |
| <i>Private carts are permitted with prior approval by PGA Professional.</i>   |                   |
| <b>Greens Fees.....</b>   | <b>None</b>       |
| <i>All fees are per person including Cart &amp; Tax.</i>  |                   |
| <i>Tee time -Automated Tee Time System is used when making tee times. Available 24 hours a day with 7-day advanced requests. <u>Rates subject to change</u></i> |                   |

**Amenities Included**

*Golf course, driving range, restaurant, heated pool, jacuzzi, steam room, tennis courts, and fitness center.*

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**SOCIAL MEMBERSHIP Property**

|  |                   |
|--|-------------------|
| <b>Annual fee, due January 1<sup>st</sup>.....</b> | <b>\$2,936.03</b> |
|--|-------------------|

*Annual fee may be paid monthly in the amount of 244.67 per month.*

|  |                   |
|--|-------------------|
| <b>New Owner Resale Capital Contribution .....</b> | <b>\$1,525.00</b> |
|--|-------------------|

*Capital Contribution is due upon closing. (One-time fee)*

|                                    |                 |
|------------------------------------|-----------------|
| <b>Food Minimum Annually .....</b> | <b>\$720.00</b> |
|------------------------------------|-----------------|

*Billed \$60 per month, but accruable. Year runs from October 1 through September 30.*

**Amenities Included**

*Restaurant, heated pool, jacuzzi, steam room, tennis courts, and fitness center.*

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**ALL RESIDENTS & MEMBERS**

|   |                   |
|---|-------------------|
| <b>Tara Master Association Fee - Annually .....</b> | <b>\$1,024.39</b> |
|---|-------------------|

*Due and payable January 1<sup>st</sup> each year.*

*Includes Cable TV/Internet service, HBO and DVR availability for the calendar year.*

*Maintenance of Tara Golf & Country Club "common property" such as entrances and ponds.*

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**RESIDENT NON-MEMBERS**

*If the property does not come with a membership, the financial responsibility is as follows:*

|   |                   |
|---|-------------------|
| <b>Tara Master Association Fee Annually (as noted above).....</b> | <b>\$1,024.39</b> |
|---|-------------------|

|  |                |
|--|----------------|
| <b>Tara Golf &amp; Country Club Annually .....</b> | <b>\$98.88</b> |
|--|----------------|

*(which covers the maintenance of the perimeter wall and ponds within the Tara community.)*

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**INDIVIDUAL HOMEOWNER ASSOCIATIONS AND CONDO ASSOCIATION FEES**

*Individual Association fees vary, please contact the Management Company assigned to your Association.*

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*Tara Golf & Country Club prides itself being a very active community with various fitness programs such as water aerobics, yoga, tennis, bocce ball and more. A busy social calendar that includes, theme parties, card games, mah jongg, cooking demos, special holiday events, fashion shows, gourmet wine dinners, Bingo, Karaoke, Trivia and Friday night happy hour.*

*Rates in effect January 1, 2024*

**Tara Golf & Country Club**  
**Annual Fees**  
**For the Year 2024**

**GOLF MEMBERSHIP**

|  |            |
|--|------------|
| Golf Membership Property.....  | \$6,023.56 |
| TMA-Cable TV/Internet service & Blvd. maintenance .....                            | \$1,024.39 |
| Annual restaurant-food minimum.....  | \$ 720.00  |
| Golf cart fee per person.....  | \$ 26.00   |
| New Member Resale Capital Contribution Assessment (RCCA) <i>one-time fee</i> ..... | \$5,000.00 |

**SOCIAL MEMBERSHIP**

|  |              |
|--|--------------|
| Social Membership Property.....  | \$2,, 936.03 |
| TMA-Cable TV/ Internet service & Blvd. maintenance .....                           | \$1,024.39   |
| Annual restaurant- food minimum.....   | \$ 720.00    |
| New Member Resale Capital Contribution Assessment (RCCA) <i>one-time fee</i> ..... | \$1,525.00   |

**RESIDENT NON-MEMBER**

Resident Non-Member

|                            |            |
|----------------------------|------------|
| TMA Cable/ common fee..... | \$1,024.39 |
| Perimeter wall/ponds ..... | \$ 98.98   |

**Individual Condo Associations have quarterly fees, please contact the appropriate Condo Management Company for fee.**

**Individual Homeowners' Associations may have small annual fees.**

**MISCELLANEOUS FEES**

|                                     |          |
|-------------------------------------|----------|
| Administrative Fee-Member .....     | \$100.00 |
| Admin Fee- Resident Non-Member..... | \$ 50.00 |
| Estoppel Fee Member.....            | \$250.00 |
| Estoppel Fee Non-Member .....       | \$50.00  |

General Manager: Tim Schaefer  
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## Community Structure

Tara Golf & Country Club (Tara) is a Homeowner's Association which operates under the authority of Association documents administered by the elected Board of Directors. The documents are amended from time to time to ensure compliance with Federal and State laws. Tara Golf & Country Club does not pay property taxes as this would be duplication of member payments.

When a property is purchased in Tara and the deed is transferred, the owner(s) automatically agree to become subject to the Articles of Incorporation, By-Laws, and Declarations of the Umbrella Association. The seller of a Tara property, whether represented by a realtor or not, is obligated to provide the buyer with a copy of the Association documents.

The Association documents authorize the Board of Directors to establish rules and regulations relating to the use of common property and employ a General Manager to operate the golf course and all other assets. The General Manager develops an operating capital budget that is approved by the Board of Directors.

Tara is restricted by Association documents to a maximum of 800 golf memberships and 300 social memberships. In years past, associate non-resident memberships were permitted but they no longer exist, and public play is not allowed. Membership is limited to one family for each property or residential unit, and family means a single person, a married (or significant other) couple and dependents as defined by our documents.

The Club utilizes the automated Chelsea tee time system which is accessible by telephone or internet 24 hours a day, seven days a week. Printed instructions on how to use the system are available in the pro shop or administrative offices. Under this system, each golfing family member is entered into the Chelsea system. Thereafter, each person in the system is entitled to the same number of golfing opportunities as every other person. Tee time reservations are based on a "*first come, first serve*" basis and prioritized based on each person's play history during the preceding 15-day period.

The Chelsea system does not distinguish, nor concern itself with whether a "person" in the system is a full time or part time resident, whether it is married or single, or whether it owns a house or a condo. There is no weighting of any kind and this is the preferred method of operation by the majority of Tara members. If you are a social member, you would need to contact the Pro Shop to book a tee time on a space-available basis and be charged the current seasonal guest rate.

Board adopted rules and regulations regarding member utilization of other assets such as tennis courts and swimming pool, etc. are available in the administrative office, and are posted at each facility.

# Tara Golf & Country Club

## **Memberships and Fees**

Umbrella Association membership is an automatic function of purchasing a Tara Golf & Country Club property with a membership and is *not* optional. Membership includes the financial responsibility to pay specific annual and monthly fees according to member class. Member special assessments for major projects also may be required from time to time. To date there has been one special assessment used to refurbish the Clubhouse.

## **Golf Membership**

This is a full golf membership including use of the golf course, practice facilities, golf cart rental, restaurant, snack bar, fitness center, card rooms, swimming pool, jacuzzi, and steam room. In 2024, there is an annual fee of \$6,023.56 per property, and a monthly restaurant food minimum of \$60 which is cumulative for a full calendar year (*October 1 through September 30*) and includes spending in the Grille Room and snack bar. A cart rental fee of \$26.00 per person is charged for each round. This fee covers the rental, sales tax and administrative charge. Walking is permitted at 3:00 p.m. or 4:00 p.m. depending on the season.

## **Social Membership**

This is a social membership including use of the restaurant, snack bar, fitness facility, card rooms, swimming pool, jacuzzi, and steam room. Golf is available for social members on a space available basis and at the cmTent guest rate. In 2024, there is an annual fee of \$2,936.03 per property, and a monthly food minimum of \$60 which is cumulative for a full calendar year and includes spending for take-out orders and at the snack bar.

## **Tara Master Association**

All members are subject to the Master Association Agreement administered by the developer Tara Manatee, Inc., which currently carries an annual fee of \$1,024.39. This fee covers Cable TV/Internet service for the year and maintenance of the "common property" such as Tara Boulevard entrance and ponds.

## **Resident Non-Members**

If your property did not come with a membership, your financial responsibility is an annual fee of \$1,024.39 (*as mentioned above*) and an annual fee of \$98.98 payable to Tara Golf & Country Club which covers the maintenance of the perimeter wall and ponds within the Tara community.

You may purchase a Class A-golf or Class B-social membership if one is available.

\*In addition, you may be a member of a condo association, which will assess fees for common grounds and building maintenance, or a local homeowners association, which may or may not assess fees for common grounds depending upon the location of your property.

## Tara Golf & Country Club Financial Information for Prospective Buyers

When you purchase a home in Tara Golf & Country Club, you become responsible for the following financial obligations for 2024:

### **Golf Membership** *Attached to property:*

- \$5,000.00      One-time resale capital contribution assessment (RCCA) similar to an initiation fee payable to Tara Golf & Country Club at the time of closing. This is the **buyer's** responsibility. If you are an existing Tara member in good standing and are simply **relocating within** Tara concurrent with the sale of a Tara property within thirty (30) days, this fee is waived.
- \$6,023.56      Annual assessment (maintenance fee) for the operating budget of Tara Golf & Country Club, including but not limited to the golf course and practice facilities, clubhouse and grounds, restaurant, fitness center, clubhouse swimming pool, snack bar, and tennis courts. This fee is billed monthly over the course of the year.
- \$1,024.39      Annual common grounds assessment (maintenance fee) for the operating budget of the **Tara Master Association** for sunounding property which is **not** part of the golf course, including but not limited to, Tara Boulevard, ponds, perimeter wall, perimeter inigation, architectural review (enforcement of home/property maintenance standards) and a Cable TV/Internet service package through Comcast. This fee is due and payable each Januaiy 15<sup>1</sup>. Expanded cable services may be purchased separately directly from Comcast.
- \$720.00      Annual Food minimum, calculated at \$60 per month, with a "rolling" twelve-month feature from October 1<sup>st</sup> to September 30<sup>th</sup> each year. This fee is assessed to your Tara account on the first of each month.
- \$\_\_\_\_\_      Condo Associations have quarterly maintenance fees for the operating budgets and reserve requirements of the "*maintenance includecf*" lifestyle. There are twenty-two associations within Tara and the individual Management Company must be contacted for current information.

For information on golf course availability and golf fees for this membership, please see a copy of the Golf Fees information sheet.

Other standard financial responsibilities include real estate taxes, utilities, and State of Florida specific personal taxes. The Tara Golf & Country Club Administrative Offices is **not** a real estate office. If you have questions about your prospective purchase, or the documents which govern Tara Golf & Country Club (or condo/homeowner association restrictions) consult with your licensed realtor, attorney, or title company representative.

*NOTE: This information sheet is intended for buyer convenience only.  
Tara Golf & Country Club Umbrella Association Documents, as well as other Condo  
Association/Homeowner Association documents prevail at all times.*

## Tara Golf & Country Club Financial Information for Prospective Buyers

When you purchase a home in Tara Golf & Country Club, you become responsible for the following financial obligations for 2024:

**Social Membership** attached to property:

- \$1,525.00      One-time resale capital contribution assessment (RCCA) similar to an initiation fee payable to Tara Golf & Country Club at the time of closing. This is the **buyer's** responsibility. If you are an existing Tara member in good standing and are simply **relocating within** Tara concurrent with the sale of a Tara property, this fee is waived.
- \$2,936.03      Annual assessment (maintenance fee) for the operating budget of Tara Golf & Country Club, including but not limited to clubhouse grounds, restaurant, Gille room, snack bar, clubhouse swimming pool, fitness center, and tennis courts. This fee is billed monthly over the course of the year.
- \$1,024.39      Annual common grounds assessment (maintenance fee) for the operating budget of the **Tara Master Association** for SUITOunding property which is **not** part of the golf course, including but not limited to, Tara Boulevard, ponds, perimeter wall, perimeter irrigation, architectural review (enforcement of home/property maintenance standards) and Cable TV/Internet service package through Comcast. This fee is due and payable each January 1<sup>st</sup>. Expanded cable services may be purchased separately directly from Comcast.
- \$720.00      Annual Food minimum, calculated at \$60 per month, with a "rolling" twelve-month feature from October 1<sup>st</sup> to September 30<sup>th</sup> each year. This fee is assessed to your Tara account on the first of each month.
- \$\_\_ \_      Condo Associations have quarterly maintenance fees for the operating budgets and reserve requirements of the "maintenance included" lifestyle. There are twenty-two associations within Tara and the individual Management Company must be contacted for current information.

Other standard financial responsibilities include real estate taxes, utilities, and State of Florida specific personal taxes. The Tara Golf & Country Club Administration Offices are **not** a real estate office. If you have questions about your prospective purchase, or the documents which govern Tara Golf & Country Club (or condo/homeowner association restrictions) consult with your licensed realtor, attorney, or title company representative.

If you are interested in a Golf Membership, the cost is \$5,000.00 and it carries a different set of financial obligations from those stated above.

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Tara Golf & Country Club Umbrella Association Documents, as well as other Condo  
Association/Homeowner Association documents prevail at all times.*



53rd Ave

Fairway Gardens I

53rd Ave

Fairway Gardens II

53rd Ave

The Terraces

Plantation Gardens

Verandas

Villas

Ashley Oaks

Clubhouse Verandas

Clubhouse

Villages

Twelve Oaks

Melrose Gardens

French Quarter

Jigg Landing

The Plantations