



## Quick Facts

A member-owned, private residential sporting community and club.  
Limited to 400 homesites spread across 1,800 acres.

### AMENITIES

- ▶ Award-winning championship Pete Dye Golf Course (no tee times)
- ▶ State-of-the-art Equestrian Center
- ▶ Deepwater Marina
- ▶ Oyster House
- ▶ Clubhouse
- ▶ Lake Dye Grill
- ▶ The Main House (Henry and Clara Ford Winter Mansion)
- ▶ The Spa
- ▶ Sports Barn & Pool
- ▶ Shooting Preserve
- ▶ The Great Lawn

### HOMESITE DETAILS

- ▶ Range from ¼ acre to 16 acres
- ▶ Main house maximum: 6,000 sq. ft. heated
- ▶ Additional structures maximum: 2,000 sq. ft. heated (dependent on homesite)

### MEMBERSHIP

- ▶ Buyers must go through an application process, submit references, complete a background check, and attend an in-person interview with committee members prior to closing
- ▶ Tied to property ownership

### RENTAL RESTRICTIONS

- ▶ Outside rentals, VRBO, Airbnb, etc. are prohibited



## Quick Facts

### 2025 DUES AND FEES

- ▶ \$200,000 Non-refundable Initiation Fee
- ▶ \$7,900 Annual Renovation Assessment
- ▶ \$40,700 Annual Club Dues
- ▶ Total Annual Cost of Belonging: \$55,650
- ▶ \$7,050 Annual POA Dues

### FINANCIAL HIGHLIGHTS

- ▶ \$13.7 million in cash on hand
- ▶ Additional \$3.3 million in cash

### NEIGHBORHOODS *(5, each with unique architectural review board guidelines)*

- ▶ Cherry Hill Village
- ▶ McAllister Point
- ▶ Harbor Village
- ▶ Pecan Grove
- ▶ Silk Hope Harbor

### BUILD REQUIREMENTS

- ▶ Approved lists available for landscaping, builders, and architects. (Refer to attached Realtor Toolkit)

### DEVELOPERS

- ▶ Developers within Ford: Axon Home, HMAF, and Pearl Street Partners LLC.

### ASSESSMENT DUES BREAKDOWN & AMENITY UPDATES

- ▶ Detailed breakdown of amenities being updated is available in the attached Amenity Upgrade Deck (Refer to Realtor Toolkit)

FOR MORE INFORMATION PLEASE CONTACT:

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