



Social Membership FAQ

Is a Social Membership with the RedTail Club required by homeowners in the RedTail Community?

Yes, every homeowner (or lot owner) in the community automatically has a Social Membership in the RedTail Club ("Club"). This automatic Social Membership is created pursuant to the recorded Declaration of Recreational Covenant for Heathrow Country Estates, as recorded in Official Records Book 02586, Page 1974, in the Public Records of Lake County, Florida, as amended by the Amendment to Declaration of Recreational Covenant for Heathrow Country Estates, as recorded in Official Records Book 4743, Page 587, in the Public Records of Lake County, Florida (collectively, the "Recreational Covenants").

When do I become a member of the RedTail Club?

Pursuant to Section 2.1 of the Recreational Covenants, your Social Membership in the Club is effective immediately upon taking title to a Lot and will remain so long as you own a Lot within the RedTail community.

Do I need to sign a separate agreement with the RedTail Club in order to activate the Social Membership?

Although you do not need to execute a separate agreement to activate your Social Membership, the Club may, pursuant to Section 2.4 of the Recreational Covenant require you to execute a membership agreement that is consistent with the Recreational Covenants. However, such agreement should not require you to pay any additional fees in excess of the Social Membership Fee as prescribed in the Recreational Covenants.

You will need to provide your household information to the Club so that the Club can provide you with an access code(s) and you may also be required to provide the Club with a preferred payment method for the processing of your Social Membership Fee.

You may be offered other Club membership options/agreements with additional terms or fees but you are under no obligation to sign up for any such additional membership. Please ensure that you carefully read through all information provided by the Club prior to signing as, signing a separate agreement could increase your financial obligation to the Club. (For example, an additional club agreement may subject you to additional fees, increased fees or Membership dues beyond the requirements of the Recreational Covenants).

What are the fees that I am required to pay to maintain a Social Membership?

The Recreational Covenants, as amended, outline the Social Membership Fee. Per Section 3.2(a) of the Amended Recreation Covenant, the current Social Membership fee is \$80 per month (plus tax).

This \$80 Social Membership Fee can only be increased as prescribed in the Recreational Covenants, as amended. Currently, the Recreational Covenants state that the Social Membership Fee can only be increased to cover additional costs per the Club annual budget, but such increase cannot exceed the current Consumer Price Index.

Is the Social Membership fee a separate fee from the HOA fees/dues?

Yes, the Social Membership fee (\$80 plus tax) outlined in the Recreational Covenants is a separate fee from the Redtail HOA fee/dues.

The monthly Social Membership Fee is invoiced by the Club and must be made directly to the Club. Further, please also note that the Association does not administer, manage or have any authority over the types or quality of services offered by the Club. Please refer to the Recreational Covenants for information regarding your rights and responsibilities as a Social Member and direct any questions directly to the Club.

Is there more than one type of Social Membership offered by the Club?

Social Membership is the title provided in the Recreational Covenants to identify the type of membership that is an automatic and required membership by all members of the Redtail Community. However, the Club has additional membership options (e.g., food discounts for prepaid fees, limited golf access, etc.) for additional services or benefits that are not outlined in the Recreational Covenants' Social Membership.

To gain access to those additional services or benefits that are not part of the required resident Social Membership, the Club may require homeowners or lot owners to sign a separate agreement with the Club that obligates you to pay additional fees beyond the Social Membership Fee.

Signing a separate agreement for additional services could increase your financial obligation to the Club – for example, you may become subject to additional fees (e.g., monthly Food & Beverage, etc.), increased Social Membership dues beyond what is provided for in the Recreational Covenants or Membership dues that are subject to increases beyond the budgeted expenses and the Consumer Price Index.

What is included in the Social Membership outlined in the Recreational Covenant?

Per the Recreational Covenants, non-exclusive access is provided to the pool, gym, tennis courts and the Clubhouse. Golf is not included in the Social Membership as outlined in the Recreational Covenants.

Is the RedTail Club exclusively for the use of RedTail community residents?

No, the Club is not for the exclusive use by the Redtail community. Memberships are available to non-residents as well. Additionally, the restaurant in the Clubhouse is a public restaurant. The Club facilities may also be made available to both members as well as the general public for hosting events.

The RedTail Golf Course is a public golf course.

Club Members are provided an access code to the pool and gym.

The Clubhouse hours are determined by the Club owners and management.

Who runs the RedTail Club and what is the relationship with the RedTail HOA?

The Club is currently owned and operated by Elimwood Orlando Golf Resort ("Elimwood"), which is an independent third party. Therefore, Elimwood is responsible for the quality of services provided at the Club and for collecting the Social Membership Fees from Redtail Lot/homeowners. The RedTail Community Board has no authority, responsibility or operational role in providing Club services or administering agreements or fees for the Club, and hence, the Redtail HOA Board has no control over the quality of services delivered by the Club.

Feedback on Club services should be provided directly to Elimwood and Club management.

How do I terminate my Social Membership?

Social Memberships are automatic and mandatory for all Lot owners within the RedTail community. Therefore, as soon as you are a record title owner of a Lot/home within the RedTail community, you are automatically a Social Member of the Club, regardless of whether or not you use the Club facilities.

Similarly, your Social Membership in the Club will automatically terminate when a Redtail community Lot/home is sold.

However, Lot owners or homeowners who opt in for additional Club services or benefits and sign agreements with the Club for these additional services, should refer to the termination clauses within those agreements to determine how those additional agreements can be terminated.