

Participant Fees

Owner Participation

One-time capital contribution	\$75,000
Annual Callawassie Island Property Owners Association fee	\$3,092
Monthly operating and capital reserves	\$1,280
Monthly debt service	\$75

*Heron Walk Association properties require a quarterly membership fee of \$540. The Association provides services such as certain external maintenance, landscaping services, and pest control. *Only for villas

Facilities & Amenities

Callawassie Island gives owners and their immediate family (their children and their spouses, their grandchildren, as well as the participant's parents and the parents of the participant's spouse) the opportunity to enjoy all of the following:

- › A private gated community with 24-hour security.
- › Four community docks providing leased and day-use slips, kayak launches, and access for fishing, crabbing, and shrimping.
- › A 27-hole, newly renovated, Tom Fazio-designed championship golf course, voted one of South Carolina's top 50 in 2020; a Pro Shop and three Class A PGA Golf Professionals.
- › Six Har-Tru tennis courts and four pickleball courts, with USTA and PTR Certified Professionals.
- › A Clubhouse, providing full-service dining, an adult-only heated and cooled swimming pool overlooking the marsh, bocce and croquet courts.
- › The River Club offering owners a heated and cooled family swimming pool, year-round indoor and outdoor casual dining, and surrounding waterfront views of the majestic Colleton River.
- › The Fitness Center featuring state-of-the-art fitness equipment, physical therapy, personal training, massage therapy, and indoor cycling.
- › Numerous island parks, ponds, and recreation areas for enjoying nature, spectacular views, and historical sites. Fishing is also available in ponds.
- › Walking, running, and biking opportunities throughout the scenic island.
- › Numerous social events, activities, clubs, and more.

Golf Information

Enjoy island participation with your choice of annual golf election:

Unlimited golf per month	\$425
Pay-As-You-Play golf per round	\$105

Participant Golf Options:

- › Monthly cart plan and use of cart, only when playing: \$100 per month
- › Cart leasing plan for 48 months (you house cart):
\$215 per month (2 seat cart)
\$275 per month (4 seat cart)
- › Participants with their own cart:
No charge

Guest Fees:

- › Accompanied Guest: \$125 per round
- › Unaccompanied Guest: \$250 per round

Please note, all fees include cart and tax.
9-hole rates are 50% of 18-hole rates.

Community Dock Lease

Annual fee based on availability	\$3,900
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CALLAWASSIE™
ISLAND