



# FREDERICA *Estates*

Nestled in one of Saint Simons Islands' most prestigious communities, Frederica, you will find Frederica Estates. These estate homesites are unique in that each one is large and will be situated along Lake Frederica, which is one of the largest freshwater lakes in Coastal Georgia. Picture your future family home among the canopied oaks with beautiful lake views and surrounded by nature. The estates will range from approximately 7 to 13 acres with larger lots available upon request. They will be privately gated within the already gated Frederica Community. The size and privacy of these estates are unmatched on Saint Simons Island. There are special memberships available to Frederica Golf Club and the award-winning Sea Island Club. Frederica offers a Tom Fazio-designed golf course, fine dining, clubhouse, swimming, fishing, and boating, a fitness center, and a golf learning center. With the Sea Island membership, you will have access to all the Sea Island amenities, including a private beach, the Beach Club, Spa, The Lodge and The Cloister as well as golf at any of their three award-winning golf courses. These estate owners will also have access to a 150' deepwater dock on the Frederica River, which gives passage to the intercoastal waterway and the Atlantic Ocean. The beauty and flexibility of design of these estates is unparalleled and allows a family to customize a homestead on their own private and secluded luxury estate. Owners are allowed to construct up to three homes or accessory structures on their estate.



**EQUAL HOUSING OPPORTUNITY** THIS IS NOT AN OFFER TO SELL REAL ESTATE WITHOUT LIMITING THE FOREGOING, THESE MATERIALS ARE FOR INFORMATIONAL PURPOSES ONLY AND NOT AN OFFER OR SOLICITATION OF OFFERS TO PURCHASE REAL ESTATE IN CONNECTICUT, HAWAII, ILLINOIS, NEW YORK, NEW JERSEY, OREGON, OR ANY OTHER JURISDICTION WHERE PRIOR REGISTRATION OR OTHER ADVANCE QUALIFICATIONS OF PROPERTY IS REQUIRED. THE DEVELOPMENT PLAN DESCRIBED IN THESE MATERIALS IS CONCEPTUAL AND SUBJECT TO CHANGE. VOID WHERE PROHIBITED BY LAW, MEMBERSHIP REQUIRES APPLICATION AND APPROVAL.



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## Available Estates

<u>Estate</u>	<u>Acreage</u>	<u>List Price</u>
14B	7.22	\$1,450,000
18	11.82	\$1,800,000
19	8.47	\$1,600,000



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# LEGEND

- A** Frederica Golf Club
- B** Frederica Clubhouse
- C** Practice Facility
- D** Learning Center
- E** Pool, Tennis & Fitness
- F** Boat House
- G** Frederica Park
- H** Stables
- I** Rookery
- J** Estate Community Dock
- Available Estates
- Future Phase Estates



OWNER ENTRANCE

MAIN ENTRANCE



# Sea Island Club

## 2025 Schedule of Dues, Fees and Charges

### — Estates Membership —

	2025 Dues/Fees	One Member	Two Members	Three Members	Four Members	Five Members	Six Members	Seven Members	Eight Members	Nine Members	Ten Members
Membership Dues	\$20,392	\$20,392	\$27,121	\$33,851	\$40,580	\$47,309	\$54,039	\$60,768	\$67,498	\$74,227	\$80,956
Annual Membership Fees	\$193	\$193	\$386	\$579	\$772	\$965	\$1,158	\$1,351	\$1,544	\$1,737	\$1,930
Annual Beach Fee	\$380	\$380	\$760	\$1,140	\$1,520	\$1,900	\$2,280	\$2,660	\$3,040	\$3,420	\$3,800
		\$20,965	\$28,267	\$35,570	\$42,872	\$50,174	\$57,477	\$64,779	\$72,082	\$79,384	\$86,686
Incremental cost of adding new member	\$7,302										
Member - Full Dues and Full Fees • Each additional member - 33% dues, 100% fees Estates Membership Initiation Fee (non-refundable) \$175,000											

### Member Discounts

Hotel Accommodations* .....	20%	Shooting School .....	15%
Restaurant Dining .....	20%	Beach and Watersport Activities .....	15%
Golf Performance Center Instruction .....	20%	Children's Activities .....	15%
Spa and Salon Services .....	20%	Retail Shops .....	15%
Fitness Services .....	15%	Laundry .....	10%
Yacht Club .....	15%	Transportation .....	20%

*Note: Membership card must be presented at the time of purchase in order to receive discount. Membership cards are non-transferable.*

*\* Hotel discounts based on availability and restrictions apply.*

### Guest Card Fees

*All unaccompanied guests and unaccompanied extended family members are required to have temporary guest cards in order to access any club facilities. Guest Cards may be requested online via the form on the member website, or by emailing [membership@seaisland.com](mailto:membership@seaisland.com)*

#### Extended Family\*

Each family includes 2 unmarried dependent children under the age of 26 and published fee will be charged for additional children. Children over the age of 6 will be issued a card. Rate is per person. Extended Family Members receive sponsoring member's food, beverage and retail discounts.

Daily .....	\$20
Weekly (5-7 consecutive days) .....	\$100
<i>Daily/Weekly rate applies to additional extended family (unmarried under 26)</i>	

#### Guest of Member

Each family includes 2 unmarried dependent children under the age of 26 and published fee will be charged for additional children. Children over the age of 6 will be issued a card. Rate is per person.

Daily .....	\$40
Weekly (5-7 consecutive days) .....	\$200
Daily — Additional Guest (unmarried under 26) .....	\$30
Weekly — Additional Guest (unmarried under 26) .....	\$150

*Guest Card order requests and/or changes must be placed one business day in advance. Guest cards will be issued up to a maximum of 60 days in a calendar year. Guest Cards created and not collected on the start date will be charged a \$25 no-show fee, per card, per visit.*

*(Continued on back)*

## Beach Club Fees

### Accompanied Entry Fees

Extended Family .....No charge  
 Guest of Member ..... Daily \$5

### Unaccompanied Entry Fees

Extended Family .....Included with family guest card  
 Guest of Member .....Included with guest card

*\*Extended family is defined as children of the Member, the Member's spouse or the Member's Domestic Partner who do not qualify as Immediate Family Members, parents and grandchildren of the Member and Member's spouse or Domestic Partner and the spouses or Domestic Partners of such family members.*

## Fitness Center and Squash Fees

### Accompanied Entry Fees

Extended Family .....No charge  
 Guest of Member ..... Daily \$30 / Weekly \$100

### Unaccompanied Entry Fees

Extended Family .....Included with family guest card  
 Guest of Member ..... Daily \$30 / Weekly \$100

## Tennis Court and Pickleball Fees

### Accompanied Court Fees

Extended Family .....No charge  
 Guest of Member ..... Daily \$30

### Unaccompanied Court Fees

Extended Family .....Per hour \$50  
 Guest of Member .....Per hour \$50

## Retreat Pool Fees

### Accompanied Entry Fees

Extended Family .....No charge  
 Guest of Member ..... Daily \$5

### Unaccompanied Entry Fees

Extended Family .....Included with family guest card  
 Guest of Member .....Included with guest card

## Golf Fees

	Mar., Apr., May, Sept., Oct., Nov.	Dec., Jan., Feb., Jun., Jul., Aug.
<b>Estates Member Greens Fees</b>		
<b>Seaside Course</b>	<i>18 Holes / 9 Holes</i>	<i>18 Holes / 9 Holes</i>
Full Member	Cart Fee	Cart Fee
Accompanied Extended Family	\$140 / \$85	\$115 / \$70
Accompanied Guest	\$195 / \$110	\$165 / \$95
Accompanied Junior ( <i>under 19</i> )	\$65 / \$45	\$65 / \$45
<b>Plantation Course</b>		
Full Member	Cart Fee	Cart Fee
Accompanied Extended Family	\$125 / \$70	\$100 / \$60
Accompanied Guest	\$155 / \$95	\$135 / \$80
Accompanied Junior ( <i>under 19</i> )	\$65 / \$45	\$65 / \$45
<b>Retreat Course</b>		
Full Member	Cart Fee	Cart Fee
Accompanied Extended Family	\$115 / \$65	\$90 / \$55
Accompanied Guest	\$135 / \$85	\$115 / \$70
Accompanied Junior ( <i>under 19</i> )	\$65 / \$45	\$65 / \$45

*Unaccompanied Guests and Unaccompanied Family will be charged resort rates. Greens fees include cart fee and range balls.*

### Cart and Other Fees

Cart Fee ..... 18 Holes \$34.65 ..... 9 Holes \$25.55      Annual Locker Fee ..... Full \$475 ..... Half \$250  
 Annual Cart Plan ..... Family \$5,150 ..... Individual \$3,465      Annual Handicap Fee ..... \$36

All dues, fees, charges and discounts are subject to change from time to time and to all applicable state and local taxes.

Please refer to the Membership Plan dated October 2, 2022 for full descriptions of membership categories, privileges and eligibility requirements.

Complete copies of the Sea Island Club Membership Plan and Rules and Regulations are available at [www.seaislandmembers.com](http://www.seaislandmembers.com).

email: [membership@seaisland.com](mailto:membership@seaisland.com) • 912-638-5800