



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 8 to 32 acres. They will be privately gated within the already gated Frederica Community. The size and privacy of these estates are unmatched on Saint Simons Island. Ownership of one of these estates includes a membership to Frederica Golf Club and a unique multigenerational membership to the award-winning Sea Island Club. This multigenerational Sea Island membership is only available to Frederica Estates owners. 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 also have access to all of 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 and many accessory structures on their estate.

CURRENT ESTATES AVAILABLE

Frederica Estate #4- This 31-acre large lake front property is covered with beautiful mature live oaks and is found on the south side of Frederica Township. Within the total acreage is a 9-acre buffer area across the lake to protect your forever view. It has over 900' of lake frontage and is a perfect setting for a boathouse and family compound. This homesite has great access to the Frederica amenities and the south entrance to the community and is listed at \$3,950,000.

Frederica Estate # 5 is a large lake front property that sits high above the lake with breathtaking views down the lake to the North. This estate has some of the longest vistas in the development. It has great buffer areas and over 1,740' of lake frontage. This estate has great access to the south entrance to the development. It is approximately 20-acres and is listed at \$3,900,000.

Frederica Estate # 12- This beautiful, 30-acre estate is one of the largest lakefront home sites in the development. It has long views down the lake towards the southwest. It is both open and wooded with great live oaks and mature pines. It has 517' of lake frontage with over 1,400' of private road frontage and is listed at \$4,500,000

Frederica Estate # 16- This 9-acre estate is beautifully wooded and located on a private road with mature live oaks and has 573' of lake frontage with views to the north, west and east. It sits on a point and has great access to the Frederica Club amenities from its secluded setting and is listed at \$1,500,000

Frederica Estate # 18- This approximately 12-acre estate is beautifully wooded, located on a private road with mature live oaks and has 393' of lake frontage with magnificent views. It also has 830' of private road frontage that adds great privacy, and it is located close to the Frederica Club amenities and the center of the development and is listed at \$1,600,000

Frederica Estate # 21- This 24- acre estate sits near the North gate entrance and has 1,455' of lake frontage which offers great lake views. It is set at the north end of the lake. It has beautiful oaks lining the entrance and a large grassy lawn. It is close to the Frederica Club amenities and has many options for access to the homesite and is listed at \$2,950,000



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.

LEGEND

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





FREDERICA *Estates*

<u>Estate</u>	<u>Acreage</u>	<u>List Price</u>	<u>Membership Credit</u>
#4	35.06	\$3,950,000	3 Years of dues
# 5	20.21	\$3,900,000	3 Years of dues
#12	30.09	\$4,500,000	3 Years of dues
#16	9.11	\$1,500,000	2 Years of dues
#18	11.82	\$1,600,000	2 Years of dues
#21	24.42	\$2,950,000	3 Years of dues

**** MEMBERSHIP CREDIT APPLIED TO DUES AT FREDERICA GLOF CLUB AND SEA ISLAND. ***



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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

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

Daily/Weekly rate applies to additional extended family (unmarried under 26)

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 FamilyNo charge
Guest of Member Daily \$5

Unaccompanied Entry Fees

Extended FamilyIncluded with family guest card
Guest of MemberIncluded 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 FamilyNo charge
Guest of Member Daily \$30 / Weekly \$100

Unaccompanied Entry Fees

Extended FamilyIncluded with family guest card
Guest of Member Daily \$30 / Weekly \$100

Tennis Court and Pickleball Fees

Accompanied Court Fees

Extended FamilyNo charge
Guest of Member Daily \$30

Unaccompanied Court Fees

Extended FamilyPer hour \$50
Guest of MemberPer hour \$50

Retreat Pool Fees

Accompanied Entry Fees

Extended FamilyNo charge
Guest of Member Daily \$5

Unaccompanied Entry Fees

Extended FamilyIncluded with family guest card
Guest of MemberIncluded with guest card

Golf Fees

	Mar., Apr., May, Sept., Oct., Nov.	Dec., Jan., Feb., Jun., Jul., Aug.
Estates Member Greens Fees		
Seaside Course	18 Holes / 9 Holes	18 Holes / 9 Holes
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
Plantation Course		
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
Retreat Course		
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.

email: membership@seaisland.com • 912-638-5800