



*Now is the time to join Coosaw Creek Country Club!*

Voted 2014 Charleston Golf Course of the Year, Coosaw Creek is a superbly designed residential gated golf club community located in North Charleston, South Carolina, just a half hour away from historic, sophisticated downtown Charleston. Our 655-acre community boasts nearly 600 custom-built, single-family homes surrounding an 18-hole Equity-owned semi-private golf course. Great golf, outstanding tennis and a beautiful 10,000 sq ft clubhouse are set among the unique rolling hills, delicate wetlands and lush forests of the Lowcountry.

### *H*IGHLY ACCLAIMED GOLF

Renowned architect, Arthur Hills, has designed a classic course complementing the terrain and natural landscaping of the area. Forests of oak and pine border the smooth green fairways and subtle mounding reflects natural contours, which rise and fall more than forty feet. With such changes in elevation, players are ensured dynamic vantage points from all 18-holes.

Hills has chosen to emphasize accuracy over length for this par 71 course playing to 6,593 yards from the back tees, 6,068 from the middle and 5,064 from the front. Even from the forward tees, the course demands precise approach shots and a deft short game. Hills' design earned the title of a "Must Play" course by *Golf Magazine*.

### *M*EMBERSHIP OPPORTUNITIES

Coosaw Creek offers three types of memberships for:

#### Residents

~ Full Country Club Membership for homeowners/property owners

#### Non-Residents

- ~ Invitational Golf memberships at different levels of participation
- ~ Corporate Memberships from 2 to 6 members

## *P*ROTECTIVE COVENANTS

All home sites within Coosaw Creek Country Club are protected by recorded restrictive covenants. The covenants provide owner controls over the use of the land as a means of preserving and enhancing the intangible values associated with our low density Master Plan. All home/property owners must become members of two different organizations, each dedicated to protecting various aspects of our community: The Coosaw Creek Owners' Association and the Coosaw Creek Country Club, Inc.

### *T*HE COOSAW CREEK OWNERS' ASSOCIATION (CCOA)

The CCOA is a SC nonprofit corporation established for the purpose of owning and maintaining all Common Property within the community and is responsible for enforcing the terms of the Covenants as they apply to all of Coosaw's home sites. The CCOA is responsible for community security, administration of the Architectural Review Board, maintaining the community's private roads, common property and wetlands, and enforcing reasonable rules and regulations established for the mutual protection of all residents. All property owners share the cost of the CCOA by paying an annual assessment.

### *T*HE COOSAW CREEK COUNTRY CLUB, INC. (CCCC)

The CCCC Inc. is a SC nonprofit corporation, which is governed by Club Bylaws. Its sole purpose is to own and operate a community based recreational golf and social club for the pleasure and recreation of its members, their families and their guests. The amenities of CCCC include the 185-acre Coosaw Creek Country Club golf course, its 10,000 square foot clubhouse, junior Olympic size pool, tennis, and other associated facilities. *All owners of property within Coosaw Creek Country Club must, as a condition of ownership, establish and maintain a membership in the CCCC.* The Club currently offers Full Country Club Memberships to Coosaw property owners, and Invitational Golf and Corporate Memberships to non-property owners. At the present time, the Club is operated as a semi-private facility, and does accept outside guest participation in our golf and clubhouse dining amenities. For more information about the Club, current membership rates, etc., please contact our Member Services Director at 843-767-9000 ext 207.

## *A*MENITIES OF COOSAW CREEK

Coosaw Creek is more than great golf. Members enjoy dining in the clubhouse at the Palmetto Grill. The Members Lounge provides a cozy and inviting spot for Club Members to meet after a round of golf or before a meal. Two private meeting rooms are available at no charge for Members to reserve for off-site meetings and receptions.

The resort-style pool facility features a salt water junior Olympic size pool, restrooms and a covered cabana area that would be just perfect for summer pool parties. A toddler pool, playground, tennis courts and a basketball court offer fun for the entire family, all within a short walk of the Clubhouse.

## *P*RIVILEGES OF MEMBERSHIP

The most important privilege of membership is what you will experience while you're at Coosaw Creek, such as time spent with family and friends, playing golf and time just relaxing in a beautiful setting.

Our Country Club Membership includes access to each of the following amenities and programs here at the Club:

- ~ Award-winning Arthur Hills 18-hole course
- ~ Unlimited Greens Fees
- ~ Unlimited Rounds of golf, range balls and course access
- ~ Preferred tee time reservations for men and women
- ~ Full golf membership privileges for member and spouse/significant other and dependent children under the age 23 or still attending college
- ~ Free locker for member and spouse/significant other
- ~ Free handicap scoring
- ~ Free bag storage
- ~ Natural grass practice facility
- ~ Fully stocked pro-shop for all your golfing needs
- ~ Outstanding programming
- ~ Invitations to participate in special events year-round
- ~ Annual Member/Member and Member/Guest tournaments
- ~ Cart fees ranging from approximately \$12 to \$18 per person
- ~ Cart plans are available for a possible savings
- ~ Walking the course – no fee
- ~ Legal documents protecting rights of members
- ~ Swimming pool, tennis courts and basketball court

## *F*REQUENTLY ASKED QUESTIONS

### **What is the Coosaw Creek Country Club?**

The Coosaw Creek Country Club is an Equity Club, owned and operated by Coosaw Creek Country Club, Inc., a South Carolina corporation doing business as the Coosaw Creek Country Club. The Club is offering an opportunity to purchase a membership in the Club entitling Members and their guests to use the golf, tennis, swimming, and social facilities at the Club. The membership includes voting privileges in Club matters that are brought up by the Club's member-filled Board of Directors.

### **What is the difference between Club dues/amenity fees and CCOA dues?**

Every Club Member pays Country Club dues for the privilege of using the Club's facilities, such as the golf course, swimming pool and tennis courts. Club dues and amenity fees are billed on an annual or monthly basis.

On the other hand, Coosaw Creek Owners' Association (CCOA) dues are billed once a year and are payable in January. CCOA bills are generated from Coosaw Creek Owners' Association. Laura Bush is the Property Manager for CCOA and can be reached by calling (843) 767-9000, ext 224.

Coosaw Creek Owners' Association is responsible for:

- ◆ The billing and account status of your CCOA account
- ◆ Security contract management
- ◆ Landscape maintenance (from Patriot Blvd. Inwards)
- ◆ Fence repairs, sign repairs, etc.
- ◆ Street repairs
- ◆ Street lights out (you may also call SCE&G or Security, who will call SCE&G for you)
- ◆ Covenant enforcement
- ◆ RV storage area

### **How are annual dues and charges established?**

Each year, the Club will determine the amount of dues, food and beverage minimums, amenity fees and other charges to be paid by each Member of the Club for the next membership year. Dues and amenity fees shall be due and payable in advance, or on an annual or monthly basis, unless otherwise determined by the Club from time to time. Food and beverage minimums are billed quarterly, and any food and beverage charges during that period will be applied to the minimum. The Club may not increase the dues by more than ten percent or the percentage increase in the consumer price index for that year, whichever is greater. However, in the event

an independent accounting firm certifies that the cost of operating and maintaining the Club Facilities has increased by a greater percentage, the Club may increase dues by the percentage increase certified by the accounting firm.

**What is the food and beverage minimum and why am I required to pay this charge?**

The food and beverage minimum was established to support the clubhouse food and beverage operation and to promote an active club community. The minimum amount is determined by the Club on an annual basis and is tracked by Member house charges at the bar, restaurant and beverage cart. The minimum is charged cumulatively at the end of each quarter and does not include tax or gratuity. If your total quarterly charges are under the established amount, the difference will be charged as a minimum. If they are over the established amount, there will be no minimum charged for the quarter. The food minimum currently stands at \$150 per quarter.

**Where can I get a copy of the Club Bylaws?**

Members may come by the Club Administrative office to request a copy of the Club Bylaws. The member website, [www.coosawcreek.com](http://www.coosawcreek.com) is another avenue to pull up this document under the tab - Club Documents.

**What is the Mortgage Reserve Fee?**

It was recommended in 2008 that the Club build a cash reserve to fall back on should a catastrophe occur in our community. The Club would still be able to operate and be available for our members during such a time. The Equity membership voted and passed a \$30 monthly fee to be billed to each membership. For 2011, the fee was decreased to \$20 per month. The Club's reserve amount was met and the fee was suspended for 2012 and remains suspended to date.

**What should I do if I have additional questions?**

Complete details concerning the membership program at Coosaw Creek Country Club are available from the Director of Membership. If you have additional questions or would like further information, please contact the Director of Membership at:

Coosaw Creek Country Club  
4110 Club Course Drive  
North Charleston, SC 29420  
Telephone (843) 767-9000, ext 207  
Fax (843) 207-7438