

Knollwood Village & Midland Country Club *

Country Club & Golf Policies & Fees
Homeowners Association Fees & Condo Dues
As of January 1, 2025

Swimming Pools, Entrances & Golf/Common Area Maintenance Monthly Dues

Class I.....\$150.00/month
Knollwood Member-Single
Minimum required membership for single Knollwood resident.
Includes Social Privileges at Midland Clubhouse, unlimited Golf at Knollwood Fairways, Swimming Pool at Knollwood, maintenance of entrances and common areas.

Class II.....\$175.00/month
Knollwood Member-Couple
Minimum required membership for a couple that are Knollwood residents. Covers the same as Class I.

Class III.....\$190.00/month
Knollwood and Midland Member-Single
Minimum required membership for single Midland resident.
Class I and Class II are eligible for this membership based on having paid the prevailing transfer fee at time of purchase.
Only one member of a Class II membership is eligible for golf privileges. Includes social privileges at the Midland Club House, unlimited Golf at Midland CC & Knollwood Fairways, maintenance of entrances & common areas.

Class IV.....\$220.00/month
Knollwood and Midland Member-Couple
Required membership for couples that are Midland residents.
Class II is eligible for this membership based on having paid the prevailing transfer fee at time of purchase. Covers same as Class III.

The current **Country Club Membership Transfer Fee for Knollwood & Midland** membership is \$4,000, payable at closing. Privileges in Class I-IV is based on having paid the prevailing transfer fee at time of purchase.

The monthly dues are comprised of the following:

Club Dues covers the maintenance, capital improvements, taxes, insurance and utilities on the Midland Clubhouse, Knollwood Pro Shop and Pool House.

Recreation Dues covers the same items as above on the golf courses (including green and range fees) and swimming pools.

Common Area Dues covers maintenance, taxes and insurance on entrances and common areas. Knollwood Village has nearly 20.78 acres of common area. In 1982 the Town of Southern Pines required PAR to dedicate approximately 13 acres to common area. PAR actually dedicated 20.78 acres. PAR agreed with the Knollwood Village Homeowners

Association Board in 1982 to maintain these 20.78 acres of dedicated common space as part of the monthly fees paid by homeowners. These 20.78 acres are exclusive of the entrances, golf course or driving range. Midland CC has a smaller amount of dedicated common area because for the most part the golf course is in front of or in back of most of the houses and the Village of Pinehurst has different requirements.

*** CLUB, RECREATION & COMMON AREA DUES, TRANSFER FEES, GREEN FEES, RANGE AND CART FEES ARE SUBJECT TO CHANGE.**

ONLY Properties rented thru PAR and whose dues are current are eligible for their tenant to have privileges to use the golf course, swimming pool, and clubhouses.

All re-sales require completion and approval of a membership application through Pinehurst Area Realty. **All new owners should request a copy of the protective covenants prior to closing. All changes to the exterior of the townhouse or condo MUST be approved by the architectural committee prior to work being started.**

Cart Lease Club

The Cart Lease Club gives singles and couples unlimited use of a cart at either Knollwood or Midland. Minimum sign up is for six months. Sign up in Pro Shop.

Rates	Singles	Couple
1 Year	\$70/month	\$120/month
6 Months	\$80/month	\$120/month

Individual Cart Rental

Cart Rental \$10/ person per 9 holes

Golf Privilege Guest Policy

Moore County Guests are limited to twelve (12) rounds per year. Non-Moore County Guests are limited to thirty (30) rounds per year. Guests renting property managed through PAR have unlimited golf privileges by paying appropriate guest fees.

Homeowners Fees

Knollwood Village and Midland Country Club townhomes are sold as single family attached homes under a fee simple ownership. The roads are privately maintained in each community. Knollwood Village has an annual homeowner’s fee of \$125 (12/1/24-11/30/25) for townhomes and condos. This fee covers maintenance of the roads and miscellaneous beautification projects that the homeowners do within the community. Midland Country Club has an annual road fee of \$100.00.