

WELCOME TO
HERITAGE OAKS
Golf & Country Club



4800 Chase Oaks Drive | Sarasota, FL 34241 | (941) 926-7602 | heritageoaksgcc.com
Revised Edition: May 5, 2026





Greetings!

Recognized as one of three finalists in **Sarasota Herald-Tribune's "2026 Community's Choice Awards"** (Private Golf Course category), we're delighted to introduce you to Heritage Oaks Golf & Country Club—a private, 24-hour gated golf and country club community where natural beauty, resort-style amenities, and a warm neighborhood spirit come together on Sarasota's sunny Gulf Coast.

Nestled among lakes and nature preserves, Heritage Oaks feels like a hidden sanctuary—an extraordinary retreat just minutes from Sarasota's beaches, dining, and arts. Membership is exclusive to homeowners, so when you purchase a home here, you gain access to the full club lifestyle and the friendships that make it special.

At the heart of the community is a meticulously maintained 18-hole championship course with an expansive practice facility—supported by clinics, leagues, and events for every level of golfer. Off the course, members enjoy five heated pools (including a resort-style main pool), a state-of-the-art fitness center with daily classes, lighted tennis and pickleball courts, miles of scenic walking and biking trails, and a vibrant social calendar.

When it's time to gather, the renovated Clubhouse Restaurant offers chef-curated menus, seasonal ingredients, and indoor or al-fresco dining with beautiful golf course views—whether you're stopping in for a relaxed lunch or celebrating at a club event.

Our community is **fiscally sound, debt-free, and thoughtfully managed**—offering peace of mind, financial stability, and long-term value.

For a by-appointment tour as you explore purchasing a home in Heritage Oaks, please contact Kelly Troche, Director of Membership Services, at membership@heritageoaksgcc.com or (941) 926-7602, ext. 302.

Warm regards,

Greg Hurst, General Manager
generalmanager@heritageoaksgcc.com



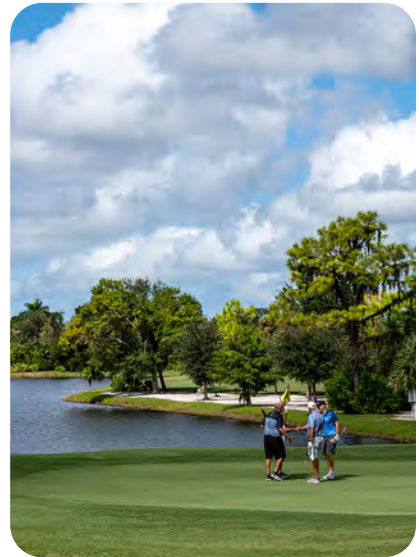
At Heritage Oaks, you're not just buying a home; you're joining a vibrant, welcoming community. Here, neighbors become friends and every day feels like coming home.

THE DETAILS

MEMBERSHIP & COMMUNITY BENEFITS

Heritage Oaks is a **Private Residential Golf Community** where every homeowner automatically becomes a full Member of the Club upon purchasing a property.

- **Capital contribution at closing:** \$11,000
- **One category of membership:** All homeowners enjoy full use of every amenity—championship golf, tennis, fitness center, swimming pools, dining venues, and a year-round calendar of social events.



FINANCIAL STABILITY

One of the greatest strengths of Heritage Oaks is that the community is **entirely debt-free and fiscally well-managed**. This stability ensures:

- First-class amenities maintained to the highest standard
- Balanced budgets with ample reserves
- Peace of mind knowing your investment is secure



ADDITIONAL MEMBERSHIP INFORMATION

- **Annual fees:** Fees include Blue Stream TV and internet service (with options to add phone or premium channels) as well as a capital reserve contribution
- **Food & Beverage minimum:** A modest \$900 per household, per year
- **Individual Homeowner Associations:**
 - Services may include landscaping, roof replacement, exterior painting, and driveway maintenance
 - Quarterly fees vary depending on reserves and housing type
- **Single-family homes:** Homeowners manage their own exterior maintenance and pay just **\$105 annually**

*This simple, transparent, and debt-free structure ensures that Heritage Oaks remains not only beautiful and well-maintained, but also one of the **most stable and desirable communities in Sarasota**.*

OUR EXCITING NEW AMENITIES

Heritage Oaks continues to invest in its future, creating welcoming, **first-class amenities** designed for comfort, connection, and community.



19th Hole Bar & Grille

Loaded with large-screen TVs—perfect for watching sporting events or gathering with friends after a club event or night out.



Spectacular Sunset Terrace

Outdoor covered and screened dining area with gorgeous golf course and sunset views.



World-Class Kitchen

A brand-new, state-of-the-art facility capable of handling major events with ease.



Redesigned Dining & Event Spaces

Beautiful new dining room, lobby, and private event rooms for every occasion.



HERITAGE OAKS HOME STYLES

Heritage Oaks Golf & Country Club offers **850 homes** across **5 distinctive styles**, each designed to fit a variety of lifestyles and preferences.

SINGLE FAMILY HOMES

- **2,150 – 3,000 sq. ft.**
- Light, airy kitchens and spacious master suites
- Family/media rooms for entertaining
- Beautiful pool and patio areas
- 2- or 3-car garages



PATIO HOMES

- **1,798 – 2,100 sq. ft.**
- 3 unique floor plans
- Preserve or golf course views
- Some feature pools and large lanais
- 2-car garages



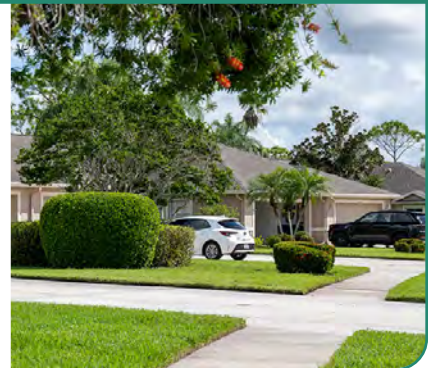
GOLF VILLAS

- **1,500 – 2,200 sq. ft.**
- Tranquil golf course, pond, or preserve views
- Many include pools and large lanais
- 2-car garages



CLUB HOMES

- **Just under 1,600 sq. ft.**
- Expansive lanais with golf course and/or lake views
- No private pool, but designed for easy outdoor living
- 2-car garages



VERANDA CONDOMINIUMS

- **1,200 - 1,600 sq. ft.**
- Ground-floor or second-floor layouts
- 3 distinct styles with exceptional views
- Detached 1-car garages



No matter which home style you choose, every residence at Heritage Oaks offers comfort, charm, and access to the full range of community amenities.



THE BENEFITS OF LIVING AT HERITAGE OAKS

Experience the vibrant, secure community of Heritage Oaks—offering exceptional amenities, stunning surroundings, and an unmatched lifestyle.

LIFESTYLE & RECREATION

- Championship Golf on a beautifully maintained course
- Award-winning, professionally staffed Pro Shop
- Clay Hydro-Grid Tennis Courts with clinics & programs
- Five heated swimming pools
- Well-equipped Fitness Center with full-time Fitness Director
- Water aerobics, personal training, and group fitness classes



DINING & SOCIAL LIFE

- Casual & fine dining options
- Certified Executive Chef
- Event room seating for 180+ guests
- Private dining space for up to 50
- An active year-round social calendar



COMMUNITY & ENVIRONMENT

- Gated community with 24/7 guard service
- Audubon-certified nature preserve setting
- Beautifully landscaped and well-maintained grounds

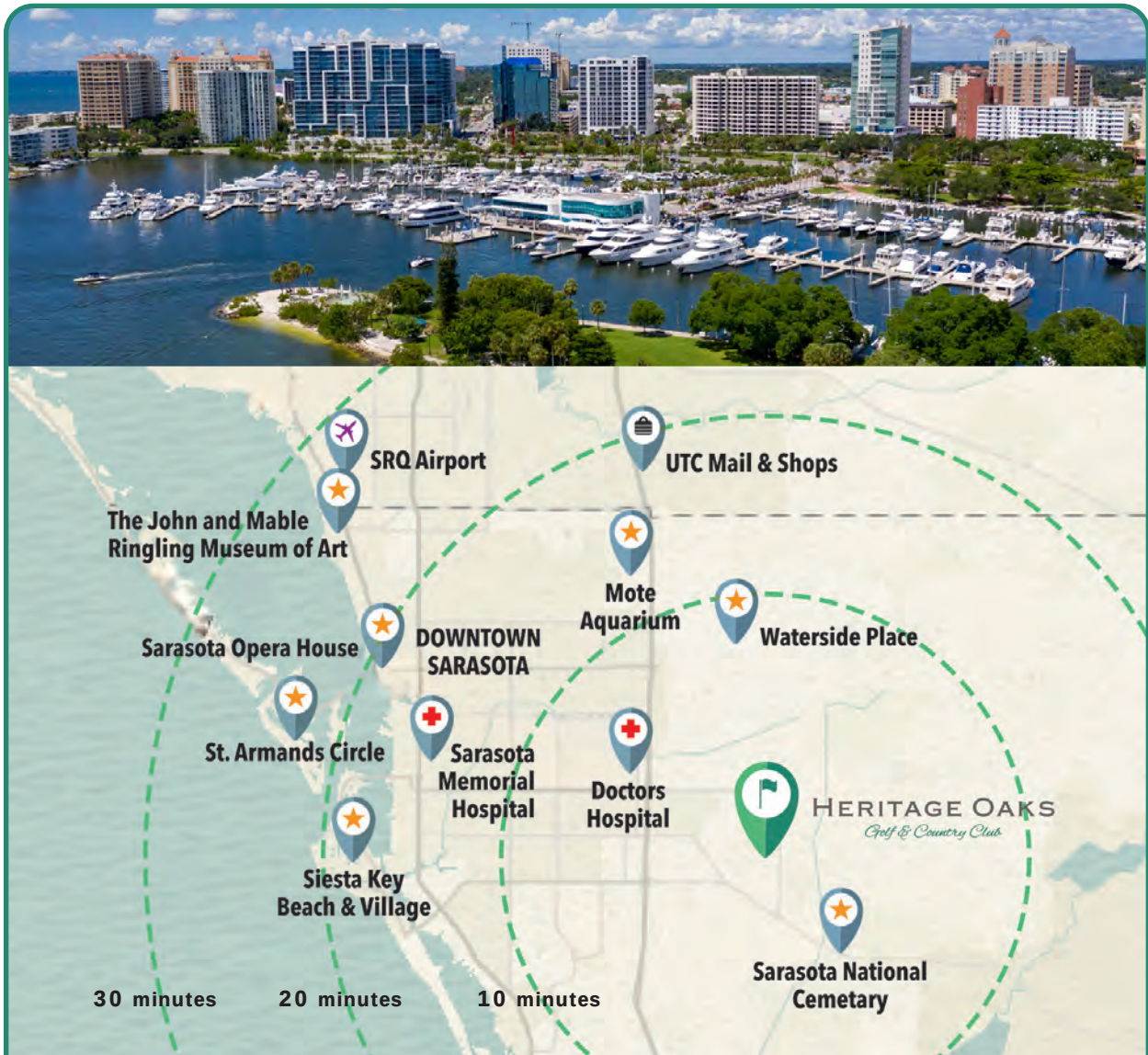


FINANCIAL STRENGTH & PEACE OF MIND

- Ample reserve funds
- Financially sound and debt-free community
- Transparent, well-managed budgets



THE CENTER OF IT ALL



Other Must-See Attractions in the Area

- Selby Gardens
- Lido Beach
- Van Wezel Performing Arts Hall
- Sarasota Art Museum
- Sarasota Jungle Gardens
- Myakka River State Park



GENERAL MEMBERSHIP INFORMATION*

Membership at *Heritage Oaks Golf & Country Club* requires home ownership. Heritage Oaks is a **Homeowners Association Country Club**, with no public memberships.

MASTER ASSOCIATION DUES (2026)

\$8,604 annually

\$4,302 due in December \$4,302
due in April

CAPITAL RESERVE CONTRIBUTION

\$2,260 annually

\$1,130 due in December
\$1,130 due in April

ANNUAL CABLE /INTERNET FEE

\$938 annually

\$469 due in December
\$469 due in April

FOOD & BEVERAGE MINIMUM

\$900 per household, per year

Billing cycle: Nov. 1 - Oct. 31

CLOSING COSTS

Capital Contribution at closing: \$11,000

Estoppel Fee: \$299

Expedited (within 3 days): +\$119

*All fees are subject to change. For the most accurate and up-to-date information, please confirm with Heritage Oaks administration.





HOMEOWNERS ASSOCIATIONS AT HERITAGE OAKS

Each housing type within Heritage Oaks is part of an individual Homeowner Association (HOA) or Condo Owner Associations (COA). These associations manage services such as landscaping, exterior maintenance, and reserves. However, fees vary by association, depending on which services are included.

Fee information may be obtained directly from the following management companies:

Real Manage – Resident Services

(866) 473-2573

- Club Homes 1, 2, & 3
- Verandas 1, 4, & 6

PMI Capstone Property Management

(941) 554-8838

- Club Home 6
- Verandas 2 & 5

Progressive Community Management

(941) 921-5393

- Club Homes 4, 5, 7, 8, & 9
- Golf Villas
- Patio Homes
- Verandas 3, 7, & 8

C&S Management Services

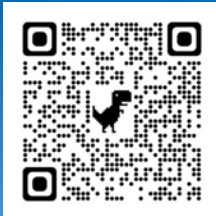
(941) 758-9454 Ext. 124

- Single Family Homes

Please Note:

- Management companies above are as of **May 1, 2026**.
- Any fee information provided is for buyer convenience only.
- Official Heritage Oaks Golf & Country Club documents and HOA governing documents prevail at all times.
- Heritage Oaks financial statements are available on the members-only portion of the HO website by selecting Documents/Financials (if required as a contingency of a purchase and sale agreement).

For the most accurate and up-to-date information, always verify directly with the appropriate management company.



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