



Why Piper's Landing?

Lowest Density

A maximum density of 302 homes on 600 exceptionally beautiful acres, featuring twenty-six lakes brimming with bass. With approximately 2 acres per resident, Piper's Landing will forever remain uncrowded, unspoiled, and unlike any other.

Location, Location, Location!

Located on the banks of the South Fork of the St. Lucie River in desirable Palm City. With convenient access to both Florida's Turnpike and I-95, the Palm Beaches offering the Gardens Mall, legendary Worth Avenue, the Kravits Center, major museums and Palm Beach International Airport are less than 40 minutes away.

Security

Gated community with a professionally manned guard house and courteous roving patrol officers 24 hours a day.

Clubhouse

Graciously decorated clubhouse. Offering fine and casual dining, service by our competent and attentive staff. In season lunch is served daily with a brunch on Sundays. Dinner is served four nights a week. Golf pro shop. Well appointed locker rooms for men and women.

Golf

Members play on 6,832 yards of possibility and impossible beauty. Originally designed in 1981 by Joe Lee. Redesigned in 2007 by golf course designer Gene Bates; named 2005 Golf Course Architect of the year. With a membership level of 16.7 members per hole you will never wait for a tee time.

Tennis

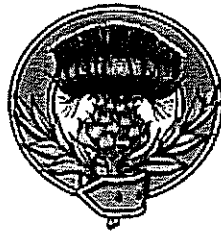
Enjoy tennis on 5 newly refurbished Har-Tru tennis courts, one court is lighted. Our tennis professional is available six days a week in season to help you prepare for the many competitive events and outings.

Marina

Protected yacht basin offers boat slips for vessels to 65 feet. Our marina is approximately thirty minutes from the St. Lucie Inlet/Atlantic Ocean, and the St. Lucie Locks leading to Lake Okeechobee and the state canal system.

Yacht Club

Yacht Club offers frequent "Boat-a-cades" and other nautical activities.



Piper's Landing Yacht and Country Club 2010 Fee Schedule

Joining Fees

Equity Membership (100% refundable upon sale of property)	\$60,000
Candidate Initiation Fee (non-refundable)	\$10,000

Quarterly Membership Fees

Club Amenities	\$2,696
POA Amenities	\$1,759
Capital Contribution	\$281

Piper's Landing Yacht & Country Club membership includes the following amenities: Golf course, pro shop and Mill River purchasing plan, five Har-Tru tennis courts, clubhouse facilities including grill room and bar, formal dining, library, and a full array of leisure and business facilities. Basic cable and fully stocked ponds are available for your fishing pleasure. 24 hour gated, manned and roving security, common area landscape and water/sewer are also included. Dockage in our marina is a separate equity purchase; refer to marina fee sheet. Food and beverage service charge included (\$1,200 minimum spending per year not included).

Equity Enhancement thru 2016

Equity Enhancement (billed in April 100% refundable, applied to your equity membership)	\$1,000
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Quarterly Residential Maintenance Fees

Cottage	\$855
Villas 2, 4 & 6	\$843
Villa 10	\$662
Golf Homes	\$620
Custom Homes (landscaping not included in quarterly fee)	\$41

Condominiums:

Condominium operating expenses include their association insurance fees.

Area 3 (quarterly operating expenses of \$1,270 billed by condo association)	\$53*
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Area 9 (quarterly operating expenses of \$1,293 billed by condo association)	\$53*
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Residential quarterly maintenance fees include: Landscaping (with the exception of the custom homes)

P.O.A. pool maintenance (for cottages, and villa 2, 4 & 6) and trash pickup twice a week.

*Billed quarterly by Piper's Landing, Inc. for condominium swimming pool maintenance.

Fees are billed in quarterly installments throughout the calendar year: 9/30/10, 12/31/10, 3/31/11 and 6/30/11. They are due and payable 30 days from billing date. Membership and maintenance fees posted are quarterly totals and are subject to change pending Board of Directors approval.

Summary

Parcel ID 42-38-41-021-002-00040-9	Account # 37926	Unit Address 4081 SW PARKGATE BLVD UNIT 2-4, PALM CITY	Market Total Value \$57,000	Data as of 10/9/2010
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Owner Information

Owner(Current)	MILLER ROBERT R
Owner/Mail Address	5107 SW INVERNESS CT PALM CITY FL 34990
Sale Date	05/19/2009
Document Number	2148780
Document Reference No.	2392 1473
Sale Price	45700

Location/Description

Account #	37926	Map Page No.	
Tax District	5005	Legal Description	PIPERS LANDING GARDEN APARTMENTS - AREA NINE CONDOMINIUM CLUSTER 2 UNIT 4
Parcel Address	4081 SW PARKGATE BLVD UNIT 2-4, PALM CITY		
Acres	.0000		

Parcel Type

Land Use	0400 Residential Condo
Neighborhood	3219 Pipers Landing Garden 9

Assessment Information

Market Land Value	\$0
Market Improvement Value	\$57,000
Market Total Value	\$57,000

CURRENT ACCOUNT DETAILS

Property Number	2009	4238410210020004090000	Tax Bill
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Property Description

PIPERS LANDING GARDEN APARTMENTS
- AREA NINE CONDOMINIUM CLUSTER
2 UNIT 4

Owner Information

ROBERT R MILLER
5107 SW INVERNESS CT
PALM CITY, FL 34990

Current Values and Exemptions

ASSESSMENT	63,000
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Taxes and Fees Levied

TAXES	999.10
DISC .04%	39.96
TOTAL	959.14

12/10/2009	12/31/2009	01/31/2010	02/28/2010	03/31/2010	DELINQUENT ON
959.14	969.13	979.12	989.11	999.10	APRIL 1, 2010

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/30/2009	011 2009 0014455.0001		Pmt Posted	\$39.96-	\$.00	\$959.14

Links of Interest

MARTIN CO. PROPERTY APPRAISER