



**Notice to Realtors Representing Buyers and Sellers in  
Atlantic Beach Country Club (ABCC)  
Homeowners' Association  
(as of February 4, 2026)**

The neighborhood of homes in ABCC is a unique and wonderful place to live. It is built in the middle of a gorgeous championship golf course which counts active PGA Tour professionals as its Members. Each home in the community is within walking distance of the Clubhouse, state-of-the-art Fitness Center, racquet facilities and junior Olympic swimming pool with zero entry "beach" area for little ones. The actual beach is an easy walk (less than half a mile) from the front entrance to ABCC (also referred to as the "Club").

The beauty of the neighborhood is self-evident, but the Club's challenging golf course has garnered the attention of players from all levels of play. For racquet sports enthusiasts, the Club's recently renovated facilities include nine Har-Tru clay tennis courts—eight of which are illuminated for evening play—and four permanent pickleball courts, all lit for nighttime matches. Any prospective homeowners will be interested to know that they can skip the waitlist and apply for Membership to ABCC immediately if they purchase in our community!

Development of the neighborhood began in 2015 with 178 homesites. To date, 176 homes have been built and 2 are under construction. There will not be any more lots added nor homes built, limiting supply and increasing property values. There is also a restricted access gate at the rear of the property with access limited to homeowners and, as such, all visitors are required to enter through the front entrance (near the Clubhouse).

The Board of Directors of the Homeowners' Association has put together the enclosed fact sheet to summarize unique selling points and community-specific requirements for prospective homeowners. If you have any questions or would like more information, please reach out to one of the contacts at the bottom of the fact sheet. Thank you!

## ABCC HOMEOWNERS' ASSOCIATION FACT SHEET

<p><b><i>ABCC Homeowners' Association:</i></b></p>	<p>Our neighborhood is a homeowners' association (the "<b>HOA</b>"), which is separate from ABCC (the "<b>Club</b>") and governed by its own specific rules, restrictions and procedures. The HOA has its own Board of Directors and annual meetings of homeowners. The Property Manager for the HOA is currently Floridian Property Management ("<b>FPM</b>").</p> <p>The HOA maintains the common areas within the community and ensures aesthetic cohesiveness of homes in the neighborhood through an Architectural Review Board, but the HOA has no amenities. Application and acceptance for ABCC Membership is required for access to all Club amenities.</p>
<p><b><i>HOA Documents:</i></b></p>	<p>The governing documents for the HOA (including the 2024 Amended and Restated Bylaws; Declaration of Covenants, Conditions, Easements and Restrictions ("<b>CC&amp;Rs</b>"); and the Architectural Review Board Standards and Procedures Manual) are available on the HOA website (<a href="http://abcchoa.com">abcchoa.com</a>; see "Community Documents – Public").</p> <p>Please contact FPM (below) for estoppel certificates.</p>
<p><b><i>ABCC Mandatory Application:</i></b></p>	<p>The CC&amp;Rs require each prospective homeowner to apply for Membership to the Club as a Homeowner Social Member by submitting an application, together with the transfer fee and recommendations from at least 2 Members. Names of applicants are posted for Member comments; a background check is conducted, and an informal interview process follows; then the Club's Board of Directors votes on whether to admit the new Member(s).</p> <p>The Homeowner Social level provides full access to the Clubhouse, pool and Fitness Center and limited access to the racquet and golf facilities.</p> <p>The transfer fee due at the time of submission of the Buyer's application for Membership is \$1,000.</p> <p>There is no guarantee of acceptance to the Club, but Homeowners are still required by the CC&amp;Rs to pay ABCC dues for Social Membership. As such, realtors should advise</p>

	<p>buyers to contact the Club's Membership Director as soon as the purchase contract is signed and timely submit the completed packet so that expedited processing can be employed.</p>
<b><i>Bypass ABCC Wait List:</i></b>	<p>THERE IS A COMPELLING ADVANTAGE FOR PURCHASING A HOME IN THE HOA NEIGHBORHOOD - Buyers interested in golf and/or racquet programs skip the existing wait list and can upgrade to a higher class of Membership within 30 days following acceptance as a Homeowner Social Member. Payment of the Initiation Fee applicable to the desired upgraded Membership level (less a credit equal to the value of the Social Membership (\$7,500)) is due upon acceptance of the application for Membership.</p>
<b><i>Dues (for HOA and ABCC):</i></b>	<p><b>HOA dues</b> are adjusted and assessed annually and due on January 1 (currently for 2026 - \$1,075/year). FPM mails invoices and collects payment of HOA dues.</p> <p><b>Club dues</b> are assessed monthly, and each homeowner is responsible to maintain at least a Homeowner Social Membership (currently for 2026 - \$655/month) or at the upgraded Membership level chosen by the Homeowner. The Club invoices and collects these dues.</p> <p><b>NOTE:</b> Recent MLS listings for homes in the HOA identify each of the HOA and ABCC dues separately and then <b>aggregate</b> them for a combined total at first glance on Zillow or other consumer sites. This is a great approach for a quick disclosure but please confirm accuracy of your listings. The amounts do change from time to time.</p>
<b><i>Back Gate and Mail:</i></b>	<p>New homeowners should contact FPM to register vehicles and secure means of entry through the back gate.</p> <p><b>It is highly recommended that mailbox keys be delivered at closing with all house keys. It is a complicated and expensive process to go through USPS to get replacement keys.</b></p>
<b><i>Realtor Signs for the HOA:</i></b>	<p>The CC&amp;R's require that realtor signs have a common design; a copy of the design requirements is attached. Realtors have had success in obtaining the correct design through the vendor FastSigns of Jacksonville.</p>
<b><i>Contacts:</i></b>	<p>Atlantic Beach Country Club Laura Hazelwood, Membership Director</p>

	<a href="mailto:laura@atlanticbeachcountryclub.com">laura@atlanticbeachcountryclub.com</a> 904-372-2223  Floridian Property Management 414 Old Hard Road, Suite 502 Fleming Island, FL 32003 904-592-4090 Office 904-269-2729 Fax
<b><i>Updated Versions</i></b>	We anticipate changes to this Notice from time to time and will post the latest version on the HOA website (abcchoa.com; see “Community Documents – Public”).

# ALL SIGNS TO BE SINGLE-SIDED -- FACING THE STREET

