

GENERAL INFORMATION  
FREQUENTLY ASKED QUESTIONS

Q: Is a Board approval required for buyers?

A: No, Board's approval is not required.

Q: How much is the annual food and beverage minimum?

A: \$900. This covers both food and beverage as well as take-out.

Q: What is the transfer fee amount?

A: Starting January 1st, 2026, the transfer fee is \$10,400 to be paid at closing.

Q: Where can I find out about HOA fees?

A: For an Estoppel please email: [estoppels@esplanadelwr.com](mailto:estoppels@esplanadelwr.com)

Q: Do these include fees for condominium homes?

A: No. Troon Privé Management represents the master HOA only. Please contact the respective condominium management company for information such as governing documents, condo questionnaires and condo association fees. Please note that the condos in Esplanade are composed of 6 different sub-associations.

Q: What is the difference between Golf Memberships and Club Memberships?

A: This is a designation assigned to each lot. Golf homes were built after the golf course was added to Esplanade and carry an additional Golf assessment in the HOA fee, which entitles the Golf Member to lower cart fees and preferred tee time access. Club homes were built prior to the addition of the golf course. Those members have access to the golf course, but at higher cart fees and later tee time booking windows. They do not pay the Golf assessment.

Q: Can I purchase a Golf Membership?

A: No, a golf membership is appurtenant to the property. For more information, please refer to the Governing Documents under the HOA tab.

Q: What is the ratio of single-family to condominium homes in Esplanade LWR?

A: Approximately 70% are single-family and 30% are condominiums or coach homes. About 2/3 of homes have Golf memberships and 1/3 have club memberships. Most condo homes have Golf memberships.

Q: What costs are associated with the various amenities?

A: HOA fees include landscape maintenance and complimentary usage of all pools, pickleball/tennis/bocce courts, dog parks, and fitness center equipment. Cart fees are charged for golf rounds. Patrons pay for spa/salon treatments and restaurant/bar food and beverage on their club accounts. The \$900 annual food and beverage minimum – if not met – is paid at the end of the year. A Resident Wellness Program membership is offered provides unlimited access to a variety of fitness classes ranging from water aerobics and yoga to cardio and strength training. Classes are taught by licensed instructors and the program is managed by a full-time Director of Fitness. Personal training sessions are also offered for a fee.

Q: Who can use amenities?

A: As a private club, only members and their registered guests can use Esplanade LWR's amenities.

Q: Do you allow Open House signs? And what days are Open House events allowed in the community?

A: Open house signs and sales signs are allowed on any days, however, only on the lots for sale and never on the common areas. Sales Signs requirements are found in the Community Design Standards on the home page.

Q: Can I lease my property?

A: Yes, the homeowner must fill out a Rental Registration Form, have a signed Lease Agreement, and payment of fees must be submitted within 14 days of lease start date to allow for processing time. All Leases must be in writing and shall have a term of no less than one (1) month. Owners are responsible for tenant compliance with Esplanade policies and rules. Golf usage fees are aligned with Club member cart fees.

\*Effective 11/15/24: A Rush Fee of \$500.00 will be charged for any rental turned in less than 14 days prior to lease start date\*

Q: How many pets are allowed?

A: Please visit [Esplanadelwr.com](http://Esplanadelwr.com) and click the HOA tab. The community's guidelines are found in the Declaration of Covenants.

Q: Do you offer guest parking?

A: No, we do not have a designated parking area for guests and vendors. Guests are allowed to park on the street for up to 8 hours during the day. Overnight street parking is not permitted. Please do not block the sidewalk when parking on the driveway.

Q: How is gate access handled?

A: Esplanade LWR uses the Tap2Open automated system, which allows registered guests to enter with an easy log-in. A guard at the main Malachite/White Eagle entrance can admit registered service/delivery visitors.