



FACT SHEET

100

Percent of amenities (including golf courses) are owned by members

1,200

Miles of freshwater shoreline

71,000

Acres of water on Lake Thurmond

100's

Of approved community dock slips available to all property owners

60,000+

Acres of surrounding protected forest land

4,900

Total homesites

1,300

Existing homes in the development

4

On-site private dining venues

36

Holes of championship golf

10

Tennis & Pickleball Courts

23,000

Square-foot Recreation, Swim & Fitness Center

2

Clubhouses & Pro Shops

2

Pools (1 heated indoor and 1 outdoor)

30

Minutes from Greenwood, SC, with hundreds of stores and restaurants

45

Minutes from downtown Augusta, GA home of The Masters

PROPERTY OWNER'S FEES

Club Membership

No initiation fees, special assessments, or food & beverage minimums

POA Dues

Monthly dues are \$142 per lot, which covers common area maintenance and improvement

A la carte menu of amenities offering unlimited annual memberships or daily rates - see rate sheet

INFRASTRUCTURE

- Fiber-optic high-speed internet
- Underground electric service
- County water and sewer

ARCHITECTURAL STANDARDS

In order to maintain high architectural standards all building plans are reviewed by the Architectural Control Committee.

RESIDENT REAL ESTATE TAXES

- A \$250,000 home with homestead credit would pay approximately \$1,400 in property taxes
- See our rate sheet for more examples

AMENITIES

Golf Courses

- Two 18-hole award-winning championship golf courses, carved from rolling landscape and bordering Lake Thurmond
- Full-service Pro Shops at both clubhouses
- Year-round play

Recreation Complex

- 23,000-square-foot recreation complex
- Fitness center & group classes
- Indoor & outdoor pools
- Whirlpool and sauna
- Bocce courts, horseshoes, bowling, disc golf
- Four Har-Tru clay tennis courts & six dedicated pickleball courts
- Personal training, massage therapy, and reflexology by appointment

Restaurants

River Grille and Monti's are two full service restaurants with appetizing menus & social events

The Village Café serves breakfast and lunch in the Recreation Complex

The Pub at Tara offers a vintage British pub setting for after golf fun

Community Gardens

Garden plots available to all residents

Community Docks

Covered, secured, and powered Located within 1/2 mile of every homesite

Multi-Use Trails

30+ miles of maintained walking, biking, & cart trails in the surrounding area

Savannah Lakes Marina

- 95 boat slips (up to 90 feet)
- White sand beach
- Water & Electric hook-ups
- Restrooms and showers
- Pump-out station
- Ships store with fuel



2022 RATE & FEE SCHEDULE

RATES INCLUDE APPLICABLE SALES / ADMISSIONS TAXES

	Monthly	Annual
<u>ADMINISTRATION</u>		
Assessments		
Monthly Paid by Bank Draft	142.62	1,711.44
Monthly Paid by Other Means	146.62	
Other		
Property Transfer Fee (One time Payment)	269.75	

<u>DOCKS</u>		
Long Term Lease (30 yrs) for Lake Front Property Owners		19,500.00
Community Dock Annual Lease	85.00	1,020.00
Annual Dock Maintenance Fee (for all docks)	65.00	780.00
	Total	1,800.00

<u>GOLF FEES</u>		
Green Fees		
Unlimited Annual 18 Hole (inc. Cart) per person*	298.42	3,581.00
Unlimited Annual 9 Hole (inc. Cart) per person*	171.83	2,062.00
Member 18 Hole Daily (Before 2PM)		29.00
Member 9 Hole Daily (Before 2PM)		16.50
Member 18 Hole Daily (After 2PM)		21.00
Member 9 Hole Daily (After 2PM)		11.50
Cart Rental		
Member 18 Hole Daily		14.00
Member 9 Hole Daily		8.00

RECREATION COMPLEX

Daily Use Fees

Facility Use	5.00
Instructor Led Class	8.00
- Each Additional Class per day	3.00
Social Use	1.00
Tennis & Pickle Ball	6.50
Bowling Per Line (per person)	3.50
- Shoe Rental	2.00

Unlimited Use Fees

	Monthly	Annual
Facility Use	33.09	397.00
Seasonal Outdoor Pool Only		90.00
Add Tennis & Pickle Ball	42.75	513.00
Add Bowling (limit 3 lines/day)	42.75	513.00
Add Tennis, Pickle Ball & Bowling	49.42	593.00

REAL ESTATE TAXES

Assessed home value	Homestead Credit Resident	Resident
\$200,000	1,074	1,405
\$300,000	1,737	2,068
\$400,000	2,400	2,731
\$500,000	3,063	3,394
\$600,000	3,725	4,057

All amenities are offered 'a la carte' meaning members only pay for what they use. Members have the option to purchase an unlimited annual membership or pay a daily rate for each amenity based on frequency of use. All memberships are offered per person only.



CLUBS & ORGANIZATIONS

SAVANNAH LAKES VILLAGE CLUBS & ORGANIZATIONS

Pinochle Club
 Bridge Buddies
 Duplicate Bridge Club
 Euchre Club
 Mah Jong Group
 Canasta Group
 Outdoor Adventure Club
 Bluebird Conservation Club
 Gardening Group
 Rod & Gun Club

Bocce Ball
 Bowling Groups
 Pickleball (Beginner & Intermediate)
 Table Tennis Group
 Men's & Women's Tennis Group
 Green Netters Tennis
 Men's & Women's Golf Association
 Bible Study Groups
 Book Club
 Discussion Group

Quilting Club
 Needle Arts
 Wine Club
 Fine Dining Club
 Ladies Lunch Bunch
 Red Hat Society
 Cancer Awareness & Assistance Committee
 McMug (MAC Users Group)
 SLV Computer Club
 Green Curtains Theater Group

LOCAL COMMUNITY CIVIC CLUBS & ORGANIZATIONS

American Cancer Society
 McCormick County Democratic Party
 McCormick Art Council at the Keturah
 McCormick Friends of the Library
 American Heart Association
 McCormick County Historical Society
 Lake Thurmond Sail & Power Squadron
 McCormick County Humane Society
 McCormick County Literacy Association
 Daughters of the American Revolution
 Ed Meyers First Responders

McCormick County Republican Party
 McCormick County Community Chorus
 McCormick County Senior Center
 McCormick Chamber of Commerce
 Clemson Extension Service
 (Master Gardeners)
 American Legion
 McCormick Lions Club
 March of Dimes
 Classic Car Club
 Masonic Lodge
 McCormick Garden Club

McCormick Rotary Club
 American Red Cross
 Miner's Lodge
 McCormick Children's Home
 Piedmont Technical College
 Visitor's Council
 Guardian Ad Litem
 Helping Hands
 McCormick Motorcycle Club
 Sandy Branch Fire Department
 McCormick Road Warriors



DISCOVER SAVANNAH LAKES VILLAGE

Nestled at the 71,000-acre Lake Thurmond and surrounded by 60,000 acres of protected forests, Savannah Lakes Village is an outdoor oasis with unlimited opportunities to pursue your passions. An abundance of nature is the backdrop for an active lifestyle enriched by a menu of amenities you can experience for yourself. Enhance your well-being with fitness, fun, and friendships, and discover our *uniquely fulfilling* way of life

We invite you to:

- Stay on the lake peninsula in our Southwind Cove Townhomes
- Be our guest for rounds of golf on the lakefront landscapes of our two championship golf courses
- Play a match of tennis or pickleball, or challenge a new friend to a game of bowling
- Enjoy access to fitness amenities, where you can try out a yoga class or relax by the pool
- Meet our welcoming residents and find future neighbors who share your passions
- Plan an adventure to explore our outdoor oasis by foot, bike, kayak, or boat
- Enjoy a private tour of our community and explore our beautiful new homes and home sites

Come discover Savannah Lakes Village and you will see why we were voted
"The Best Overall Active-Adult Community"

2 NIGHTS

\$199

3 NIGHTS

\$275

Accommodations

2 bedroom • 2 bathroom

Kitchen • Cooking Supplies • Dishes/Utensils • Drip Coffee Maker • Linens • Washer/Dryer
Smart TV • WiFi • Cable • Fireplace • Patio • Free Parking

Call us at 864-391-5253 to book your visit
or find out more information.