

Court Access Fees:**(Unlimited play for tennis and pickleball):****Requires payment of the AGUF plus the following rates (per household):****Full Court Play (Tennis & Pickleball):**

Single	\$260
Couple	\$400
Family	\$475
Annual Junior- (13 to 17 years old and nonresident designee)	\$200

Bent Tree All Access (AGUF) tennis & pickleball players.**Advance reservations required-Two hour limit. All juniors under the age of 13 play for free, must be accompanied by an adult.**

Clay Courts	Free
Tennis Indoor Courts-AGUF	\$15/person + tax
	Per Person
Pickleball Round Robins	Indoor Outdoor
Resident	\$12 + tax \$ 8 + tax
Nonresident	\$15 + tax \$10 + tax

Tennis Guest Rates (up to 2 hours) : Per Person

Indoor Courts.....	\$25 + tax
Clay Courts.....	\$18 + tax

Pickleball Rates (up to 2 hours):

	AGUF/person	Guest /Person
Indoor	\$10 + tax.....	\$12 + tax
Outdoor	\$ 5 + tax.....	\$ 7 + tax
Ball Machine ... 1/2 hr	\$14.02	1 hr \$23.36

Boat Storage at Boat Storage Area:

On storage rack.....	\$120/boat
On trailer (up to 63" wide).....	\$200
On trailer (over 63" wide).....	\$255
Boat Registration (two incl w/AGUF)	\$50/boat
(for residents registering more than two boats)	
All boats used on Lake Tamarack, incl guest boats must have a Bent Tree boat decal	\$ 50
Delinquent Boat Storage	\$150

Golf Access Fees:**Requires payment of the AGUF plus the following rates (per household) Unlimited Play:**

Annual Single w/Private Cart	\$2,500
Annual Single w/BT Cart	\$3,000
Annual Family w/Private Cart	\$3,600
Annual Family w/BT Cart	\$4,200

Seasonal Trail Fees (March thru November):

Single-Private Cart	\$2,000
Single-Bent Tree Cart	\$2,600
Family Private Cart	\$3,000
Family -Bent Tree Cart	\$3,600

Bent Tree All Access (AGUF) players play anytime for cart rental only (advance tee times required): All juniors under the age of 13 play for free, no cart fee, must be accompanied by adult. Valid driver's license req'd to operate a golf cart.

	Prices include sales tax	18-hole	9-Hole
AGUF-Private Cart (add tax)	\$25	\$12.50	
AGUF-BTree Cart (add tax)	\$30	\$15	

Walking Fee - Golf (18 holes) \$ 10 + tax

Other Golf Access Fees:

Annual Junior (13 to 17 years old or nonresident designee)	\$ 200
Annual Cart Storage.....	\$ 250

Golf Daily Guest Rates (includes cart rental):

	Prices include sales tax	18-hole	9-Hole
Monday - Thursday	\$45	\$22.50	
Friday - Sunday	\$60	\$30	

Unaccompanied Guest \$85 + tax \$42.50 +tax

Nonresident Junior guest rates 1/2 of daily guest rates

	Prices include sales tax	
Range Balls - Small	\$6	
Range Balls - Large	\$8	

Refillable Range Bag.....\$25+tax

Range Bag Refill (~95balls)\$10+tax

**2026****FEE****SCHEDULE****Approved 11/18/2025**

Bent Tree Community, Inc.

40 Little Pine Mountain Road #20202

Jasper, GA 30143

Phone: 770-893-2629

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www.bent-tree.com

New golf and tennis members will be charged quarterly prorated membership fees, annual trail fees, and cart storage beginning in the quarter they register as members. No amenity fees will be prorated for existing or returning members.

Prepaid Golf Guest Pkgs	5 rounds	10 rounds
Monday - Thursday	\$180	\$360
Friday - Sunday	\$240	\$480

Annual Assessment for Residences

Property Assessments

Unbuildable Lot*:

General Assessment..... \$ 702
*Owner must supply deed recorded prior to 4/27/84 and statement from Pickens County that lot is unbuildable.

Unimproved Lot:

General Assessment..... \$ 702
Capital Improvement..... \$ 160
Capital Maint & Repl Asmt..... \$ 164
Total \$ 1,026

Improved Lot:

General Assessment..... \$2,756
Capital Improvement..... \$ 255
Capital Maint & Repl Asmt..... \$ 597
Total \$3,608

Annual General User Fee-Improved..... \$850
Annual General User Fee-Unimproved \$ 80

Payment Options (for assessments & amenity memberships):

- 1- Pay in full by March 1
 - 2- Pay 6 or 12 installments due the 1st of each month Jan - June or Jan - Dec with coupons issued.
- Installments will include \$5.00 service charge per month. Installment payments received after the 10th of each month will incur a \$25 late fee.

Play privileges begin with payment in full or receipt of the first monthly installment. Late payments will result in loss of privileges.

Convenience Fee for Credit Card Transactions - 2.5% of transaction amount.

Replace lost member card \$15
Replacement Auto Transponder \$35
Returned Check Fee \$35

Construction and Utilities

Impact Fee..... \$2,158
Capital Contribution Fee (CCF) \$2,500

Water Service:

Meter for new home..(Right to access) \$2,868
Changeover of existing meter..... \$ 50
Meter Reconnection..... \$ 75

Water Usage and Garbage Collection:

System 1-5 billed quarterly
First 2,000 gallons per month..... \$48.30
Quarterly Usage (per add'l 1,000 gal)
6,001 to 10,000 gal..... \$ 9.10
10,001 to 15,000 gal..... \$ 10.20
15,001 to 30,000 gal..... \$ 14.20
30,001 and over..... \$ 16.55
Garbage per month..... \$ 22.95
Monthly Minimum..... \$ 71.25
Water Infrastructure Fee (Qtrly) \$120.00
Quarterly Minimum..... \$333.75

System 6 (Villas) billed monthly

First 2,000 gallons \$ 48.30
Monthly Usage (per add'l 1,000 gal)
2,001 to 3,333 gal..... \$ 9.10
3,334 to 5,000 gal..... \$ 10.20
5,001 to 10,000 gal..... \$ 14.20
10,001 and over..... \$ 16.55
Sewer per month..... \$ 16.84
Garbage per month..... \$ 22.95
Water Infrastructure Fee (monthly)..... \$ 40.00
Monthly Minimum..... \$128.09

BT Designated Lot Transition Program:

Single Golf \$2,500
Family Golf \$3,250

Excludes Cart Fees & Range Balls
Courts Designees are paying PP rates.

Services and Amenities

Rental Tenants:

Water Deposit (applied to final bill)..... \$300
Vehicle Transponder \$ 35
Preferred Guest Transponder..... \$ 35

Commercial Vehicle Passes:

Annual for Individual..... \$ 50
Annual Fleet (10 or more)..... \$375
Approved Contractor Transponder \$ 75

RV Storage (quarterly, property owner only):

Trailers up to 30'..... \$ 140
Trailers over 30'..... \$ 250

Facility Rental (Property Owners Only):

Facilities Rented (Catered): 4 Hrs 8 Hrs

Recreation Room..... \$200 \$400
Dining Room & Fside..... \$400 \$800
Fireside only..... \$200 \$400

Facilities Rented (Noncatered): 4 Hrs--- 8 Hrs

Recreation Room..... \$400 \$ 700
Dining Room & Fireside..... \$700 \$1,400
Fireside only..... \$400 \$ 700

Cleaning Deposit-Rental Facilities..... \$425

Facilities Rented by hour (per hr, 2 hr min):

Pavilions*..... \$125
Cottage..... \$125
Spillway..... \$125

[Pavilions available at Lake, Sallie Doss, & Horse Park](#)

PRIVATE PASS PROGRAM:

Initiation Fee for First-Year Players \$1,000

Initiation Fee is not prorated

Private Pass-Single All Access \$3,000

Private Pass-Family All Access \$4,000

Excludes Cart Fees & Range Balls

Courts Only:

Private Pass Single Player \$1,500

Private Pass Family \$2,000

First Year Private Pass fees will be prorated by month.