

# Golf Course Safety Reminder



From the Cape Royal HOA & Cape Royal Golf Course (CRGC)

## Paid Golfers Only on the Cape Royal Golf Club Course, Please!

It may look like a great place to play, but the Cape Royal Golf Club is a public facility whose use belongs *exclusively* to the Cape Royal Golf Club. This means that homeowners do not have the right to go onto the golf course except when they have a scheduled tee time. While the Homeowner's Association may own the property, we have leased this to Troon-Green Golf Partners and they are responsible for all activity on the course.

This is no different than if you rented out your home – the fact that you own the property doesn't give you the right to come swim in the pool whenever you like – that right belongs to those who are renting from you.

It's more than just an issue of rights in the case of an active golf club, though. Golfers are scheduled on the course in a way to try to prevent people from getting hit by golf balls. Your presence on the course is unplanned and while you may not see anyone coming through, it only takes one errant golf ball to injure or even kill a family member who is trespassing somewhere on the golf course.

Even when one of the courses is closed for routine maintenance or other repairs, often there are chemicals or treatments being done that can make pets or people sick if they happen to be sensitive to them. Other routines require that no traffic cross that area so that new sprigs, sod or grass repairs can take hold.

When we first acquired the property in 2017, the HOA's primary goal was to prevent development of the land. We then faced the question of maintaining the property ourselves, or leasing it out as a golf course. Maintaining the property ourselves would have cost homeowners several hundred dollars more per year in homeowner fees, with a corresponding decrease in homeowner value. Leasing it as a golf course meant that not only would each homeowner benefit from an increase in home value, but the lessee would then be responsible for the day-to-day maintenance at no cost to homeowners.

So, when you look out on the beautiful golf course, please do so from a distance unless you have paid for a round of golf. This means **NO** walking, biking, jogging, walking of dogs, playing with remote controlled cars in the sand traps, or recreational riding in golf carts around the course. Please, help us preserve this amenity and keep your family safe.

The Cape Royal Declaration of Covenants, Article 4 Property Rights, Section 4.1, point d, further supports this position by stating that Cape Royal lot owners may enjoy the Golf Course, in accordance with the rules and regulations established by the Golf Course lessee. Troon-GGP provides hours of fun and enjoyment through a number of programs in our community – please take advantage of those if you would like to be on the course.

### Message from the Cape Royal Golf Course General Manager- Sean Biggs

Other than registered golfers scheduled to play a round of golf, we ask that no one goes on the course for both safety and liability reasons. When the course is open, the presence of others on the course is distracting to the golfers and creates a very unsafe environment for everyone. When the course is closed for maintenance, we are often using heavy equipment to dig, make repairs, and have staff members present, which is a safety hazard to all.

In addition, we may be laying down new sod which can be easily damaged, or we may be engaged in other course remediations, which include applying chemical treatments that can cause distress to adults, children, and pets. Extra golf cart tracks after hours often damage our work and pull our attention away from our planned schedule and maintenance practices. Thank you, everyone, for your understanding and cooperation.

