



# FRENCHMAN'S CREEK



BEACH & COUNTRY CLUB

*The Essence of Luxury*



# FRENCHMAN'S CREEK



BEACH & COUNTRY CLUB

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A woman with blonde hair and sunglasses is holding the hand of a young child with dark hair. They are walking on a sandy beach towards the ocean. The child is wearing a dark t-shirt with a graphic and light blue shorts with a floral pattern. The background shows gentle waves washing onto the shore.

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## OUR HISTORY

In her novel *Frenchman's Creek*, Daphne du Maurier, a famed British author, tells the story of a French pirate on the run who finds refuge in a small Cornish waterway and later wins the heart of a local lady.

In 1935, the Hoyt family bought land on North Prosperity Farms Road near the Intracoastal Waterway. They were attracted to the fresh water basin and the area's potential as a hurricane haven for boats. By the 1940s, the family owned much of the area, then known as Paradise Port. In the later 1940s, federal surveyors found a small wooden sign that one of the Hoyt children had placed on a small creek. It turned out the children had informally named the stream for one of their mother's favorite novels—du Maurier's *Frenchman's Creek*. The name became official, and still marks the small waterway that runs through the Frenchman's Creek neighborhood and connects to the nearby marina.





# WELCOME HOME



Explore the private residential country club community which 606 families call home and delight in an active lifestyle of friendly casual elegance. Located in Palm Beach County, Florida and honored as one of the best club communities in the country, Frenchman's Creek residents enjoy the ultimate concierge lifestyle. Along with the comforts of a low density, small community atmosphere, Frenchman's Creek offers you five-star resort service and amenities. This includes an exclusive and private Beach Club directly on the Atlantic Ocean, two golf courses, navigable waterways for those interested in boating and deep water sports, and unsurpassed security technology and personnel.

The intangibles of excellence are found in the impeccable service delivered by exceptional, international and educated staff graciously catering to members' specific needs and desires. Regarded as the pinnacle among its peers, Frenchman's Creek sets the service standard to which other country club communities aspire.



# DELIGHT IN THE LIFESTYLE

At Frenchman's Creek the essence of a luxurious lifestyle is simply the depth of your enjoyment. Everything we do is about our passion to serve you. ***Our grand amenities are the foundation we build upon.***







- A low-density community of 606 homes set on 720 lush and manicured acres—for the utmost in privacy, and unfettered access to all the club amenities.
- Luxury residences offered from \$700,000 to over \$5 million: townhomes, villas, patio homes and custom estates; select from golf or lake view lots; deep water ocean access lots; or lots with private dockage or private access to marina slips.
- Unparalleled amenities include: 90,000 sq. ft. clubhouse with men's and ladies card rooms; a business center; five lounge and bar areas and five dining venues; state-of-the-art 24,000 sq. ft. fitness center and spa; new resort style pool and lap pool; complimentary fitness clinics with certified professionals; full service salon and spa treatments; a wellness center affiliated with Jupiter Medical Center; an award winning local hospital; two designer championship 18 hole golf courses, each with only one cross street; driving range; golf practice and training area; Mill River Plan golf and tennis pro shops with all the latest designer clothing and equipment; 14 Har-Tru tennis courts (12 illuminated) and stadium courts, 6 Har-Tru pickleball courts, bocce court, and pétanque court.
- A private beach club on Juno Beach offering a slice of paradise on the Atlantic Ocean including an Olympic-size pool and resort-style cabana service, as well as a gourmet restaurant featuring ocean-side service.
- All-inclusive single-level membership. Member owned and operated; unified club and property owners' association (one Board of Directors) and a balanced financial statement with funded reserves and no debt.
- 24/7 security with paramedic staff and state-of-the-art surveillance technology; neighborhood K-9, waterway, perimeter and golf course patrols.
- Five-star resort concierge service: Talented local and international staff trained on five-star principles; all day complimentary valet service; complimentary breakfast, dinner hors d'oeuvres, bottled water, coffee, tea, healthy snacks and cookies; club sommelier; planned entertainment; travel; trunk shows; community philanthropic organization; educational seminars; art exhibitions; airport and local transportation; food delivery; home repair and house watch services; business center and conference rooms; library; mailing services; notary service; pre-screened property services vendors; dry cleaning pick-up and delivery; hurricane preparation, shelter and post-hurricane cleanup services.
- Dog park: outdoor club for our four-legged members.
- Children's activity center; playground; basketball court and special club programs, including a carnival with amusement rides and games.

# GOLF

Frenchman's Creek provides a top quality golf experience for its members and guests. There are two championship golf courses; the North course by Jim Fazio and the South course by Robert Cupp. The designers have created two distinctly different golfing venues for our members and guests to enjoy including a bi-level driving range and chipping and putting practice areas.

Each course has a unique style and flow with cascading creeks and lakes that intertwine among the native landscaping and wildlife to deliver a wide variety of challenging holes for the player. Fazio and Cupp have taken into consideration all player skill levels for members and guests to enjoy. Frenchman's Creek has PGA Certified Golf Professionals who consistently provide a high level of service and excellence. These professionals are dedicated to helping you bring your golf game to the next level.

The professional staff offers an extensive instructional program catering to all the skill levels of our members and guests, and organizes competitive golf tournaments and events. Our Titleist Performance Institute trained staff provide golf fitness and Gyrotonic training. The Mill River Plan golf shop is equipped with the latest golf clubs and supplies, always stocked with a wide variety of designer golf and all occasion attire.

For the convenience and comfort of members and guests, Frenchman's Creek offers a caddie program staffed by up-and-coming PGA professionals working toward their professional certification.





# TENNIS



Frenchman's Creek facilities include 14 Har-Tru tennis courts for superior year-round play.

Twelve courts are illuminated for evening play. These top-of-the-line Har-Tru courts provide a cooler playing environment and a slower ball speed, as well as quick drying and comfortable playing surfaces. A stadium court provides a perfect venue for tournaments. The tennis program is managed by USPTA certified tennis professionals. The tennis staff is dedicated to providing personal training and group sessions. The staff sets up games to fit the personal skill levels of every tennis player, and runs competitive club championships, inter-club tournaments and league play. A full-service Mill River Plan tennis pro shop is equipped with quality designer equipment and clothing for all ages.

At Frenchman's Creek, you will never tire of the tennis programs arranged for your enjoyment, including weekly drill clinics, round robin socials, personalized training and "drop-in" doubles games. If you have trouble finding a game, one will be created for you. Your children and grandchildren will be encouraged to join you on the courts by participating in our junior programs and group training sessions.

In addition, there are 6 Har-Tru pickleball courts, bocce court, and pétanque court. There is something for everyone!



# FITNESS & SPA



The 24,000 sq. ft. stand-alone facility is open 24/7 and offers state-of the-art equipment, personalized instruction, the latest beauty treatments and massage therapy. The facility is equipped with free weights, smart HD touchscreen monitor cardio machines, as well as Gyrotonic and Pilates equipment.

Personal trainers and fitness instructors offer a wide array of classes and custom-crafted individual instruction. Our diverse class offerings include step aerobics, yoga, tai chi, golf fitness, zumba, spinning and many water fitness programs such as aquatic spin cycles. There are a resort-style pool, a lap pool and a poolside café.

With a tranquil, relaxing atmosphere and private treatment rooms, the Spa is the perfect place to unwind. Professional massage therapists provide everything from hot stone massage to general relaxed on massage, both at the club and in your home. Facials, waxing treatments, manicures, pedicures and foot massages round out the personalized services.



# THE BEACH CLUB



Nestled on the unspoiled sands of Juno Beach, on the Atlantic Ocean, our private Beach Club offers casual and fine dining, beach waiters and endless ways to enjoy South Florida's tranquil surf and sun. Best of all, going to the beach doesn't mean leaving the community's signature, concierge-level service behind.



Each day, the staff places lounge chairs and umbrellas on the stretch of beach reserved for our members only. From the moment you arrive at the Beach Club until the moment you leave, your every need is attended to.



The Beach Club is home to an exquisite seafood restaurant serving up gourmet meals five nights a week. The outdoor kitchen whips up casual fare and offers full beverage service, including healthy smoothies.



A private gazebo is available for romantic meals, and the entire Beach Club can be reserved by members for private parties. For those who prefer a swimming pool to the ocean, the Beach Club offers a heated pool surrounded by an elegant terrace, complete with lounge area and a children's pool. Men's and women's locker rooms, towel service and beach toys enable you to travel light when you visit the Beach Club.

The beach provides ample opportunity for sport fishing and surfing, in addition to sunbathing and sunset walks.

# DINING AT FRENCHMAN'S



The dining experiences at Frenchman's Creek will always exceed your expectations, whether you are enjoying a quick luncheon poolside or a gourmet five course wine dinner with tableside silver service. All of the club's six dining venues will delight and tempt your taste buds. Each day the club offers a full American breakfast and you'll never see a charge for breakfast on your account. All throughout the campus you will enjoy hors d'oeuvres, coffee, tea, fruits, nuts, cookies, bottled water, infused water and champagne.



Our sommelier stocks our beverage outlets with the finest liquors and world-class wines. You can always choose from the best varieties of vodka, scotches or beer and wine. Should you desire a particular brand be stocked, your server will ensure your request is realized.

From traditional home-style cooking to modern, cutting-edge cuisine, any one of the six restaurant venues will satisfy your appetite.

If it's not on the menu, the chefs will make it for you. Our menus are simply ideas, and we make sure to accommodate our members' preferences.









# LOCATION

Our location on the Palm Beach Florida coast adds much value to the community. Our grand amenities are the foundation we build upon.




## Shopping, fine dining and nightlife variety

- *Palm Beach Island - Worth Avenue*
- *Palm Beach Gardens - Downtown at the Gardens*
- *Palm Beach Gardens - Mainstreet at Midtown*
- *Palm Beach Gardens - PGA Commons*
- *West Palm Beach - CityPlace*
- *Delray Beach - Atlantic Avenue*
- *Fort Lauderdale - Las Olas Boulevard or Sawgrass Mills Outlet Mall*
- *Miami's Coconut Grove and South Beach*

## Travel convenience

Travel with the convenience of **Palm Beach International Airport** just **20 minutes away**.



A tall palm tree stands on a sandy beach, its fronds reaching towards a blue sky with scattered white clouds. The ocean is visible in the background, with a few small boats on the horizon. The scene is bright and sunny, with the sand appearing light-colored.

## Cultural entertainment and theme parks

- *Raymond F. Kravis Center for the Performing Arts*
- *Norton Museum of Art*
- *Flagler Museum*
- *Society of the Four Arts*
- *Maltz Jupiter Theatre*
- *Lighthouse Center for the Arts*
- *Eissey Theatre*
- *Mizner Park Cultural Center*
- *Broward Center for the Performing Arts*
- *Adrienne Arsht Center for the Performing Arts*
- *Disney World, Epcot Center, MGM Studios, Universal Studios, Sea World and many more Orlando treats for the whole family*

## Education

Pursue continuing education from renown professors at our neighboring Jupiter campus of Florida Atlantic University.

## Delight in the outdoors

The area's conservation efforts make the waterways and beaches among the world's best, whether your pleasure is watersports, boating, a walk on the beach, or visiting a turtle sanctuary.



# CREEK CLUB



Your children and grandchildren will always find a wealth of fun at Frenchman's Creek. Sports, parties and games abound for children and grandchildren. During various holidays and school vacation weeks, the club is energized with children's activities. They will enjoy an outdoor recreation area with a basketball court, mini putt-putt, and horseshoe. Our staff organizes tennis and golf clinics, arts and crafts programs, cyber cafes, pool games, bingo, storytelling, cookie decorating, lake activities and teen dance parties. Shuttle service to the Beach Club is available throughout the day.

Throughout the year, junior lessons in golf, tennis and swimming are always available. The highlight of the winter holidays is the annual Carnival where young and old alike enjoy carnival games and amusement rides, including a rock climbing wall and zipline!



# REAL ESTATE



Situated in northern Palm Beach County on 720 acres of premium land, the Frenchman's Creek community is comprised of 606 homes: 188 custom estate homes, 90 villa homes, 291 patio homes and 37 town homes. All home styles offer the comforts of a luxury lifestyle. Ninety-five (95) of these homes are located on deep water ocean access canals, offering boating and yachting activities. Eleven (11) homes with direct Intracoastal access, are adjacent to the Loggerhead Marina just outside the main gate. Home prices range from \$700,000 to over \$5 million. With low-density and five-star resort-style amenities, the supply of available homes is always low. Real estate within the Frenchman's Creek community is truly a treasured asset.

Custom estate homes are architectural masterpieces. Some are situated along deep water canals, providing direct access to the Intracoastal Waterway leading to the Atlantic Ocean. Others enjoy views of sparkling lakes or gently rolling fairways. Villas offer many custom amenities within a smaller footprint. Villas can feature two bedrooms and a den, and larger versions include four bedrooms and home office space.

Patio homes offer open floor plans and low maintenance features. Typically under 3,000 sq. ft., they feature first floor master suites, with two to three additional bedrooms. All patio homes and villas have a private pool and spa. Townhomes, both in single-story and two-story versions, offer low maintenance features and make perfect second homes and retirement getaways. Our residences all have fabulous views of golf greens, serene lakes, preserves, deep water canals or the intracoastal waterway. Adjacent to our community and accessible through the deep water canals is the full-service Loggerhead Club and Marina. Our residents have golf cart access to available boat and yacht slips in this well-protected harbor accommodating vessels to 120 feet.



# AMENITIES AT A GLANCE

Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

## GOLF

- Two 18-hole championship golf courses with six sets of tees for all levels of players
- Trail fees
- Full practice facility & short game area
- Lockers and bag storage
- Cart & range fees
- Handicap service
- Green fees
- Club fitting
- Practice balls
- Group clinics
- Mill River Plan pro shop

## TENNIS

- 14 Har-Tru courts, (12 illuminated)
- 6 Har-Tru pickleball courts
- A stadium court
- Bocce Courts
- Group clinics
- Guest fees
- Mill River Plan pro shop
- Pétanque
- Basketball

## FITNESS & SPA

- State-of-the-art fitness equipment
- Sauna & steam room
- Full service spa
- Weight control guidance
- Salt suite
- Resort-style pool
- Lap pool
- Snacks
- Bottled water, tea, champagne

## BEACH CLUB

- Seafood restaurant
- Pool
- Beach
- Lockers
- Showers
- Sunscreen
- Cabanas
- Towels
- Umbrellas
- Lounge chairs
- Valet
- Wi-Fi

## CLUBHOUSE

- Meeting rooms
- Private party facilities
- Complete business center
- Library
- Card rooms
- Wi-Fi
- Valet
- Bottled water, coffee, tea, fruit
- Full building generator

## FIVE RESTAURANTS

- Open seven days a week
- Home delivery
- Breakfast
- Fruits
- Bottled water
- Coffee bar
- Dinner hors d'oeuvres
- Snacks
- Cookies
- Tea service

## BUSINESS CENTER

- Full service Wi-Fi meeting rooms
- Computer center
- Wireless printer
- Library
- Shredder





## PROPERTY OWNERS ASSOCIATION - Services included in annual fees:

- Premium cable TV
- High-speed internet services
- Gate Security 24/7 with full-time paramedic on staff; canine patrol, perimeter fencing, waterway patrol, alarm monitoring
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes and waterways
- Mailbox, lamp post, street light maintenance and repair
- Wildlife control; animal trapping and removal
- Vendor screening service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Community direct-connect to FPL substation
- Hurricane preparation, shelter and post-hurricane clean-up service

## PATIO, VILLAS, & TOWN HOMES:

- Exterior home painting every six years, trim every tree years
- Property landscaping, fencing and irrigation
- Pressure cleaning of driveways and gutters

## POA - Additional fee services:

- Patio cleaning
- Hurricane shutter installation and preparation
- Weekly house watch services
- Interior / exterior house repairs
- Dog and cat sitting
- Airport and local transportation
- Dry cleaning



# MEMBERSHIP

Frenchman's Creek is owned and operated by its resident equity members, establishing each member as an owner in part of the common areas, club and their related facilities. Membership can be enjoyed by every member of the immediate family. Members pay an Equity Fee, a portion of which is refundable, with the non-refundable portion serving as a contribution to the Capital Reserve Fund. Members are billed annual club dues and POA maintenance fees established by the annual operating budget.

## FEE SUMMARY – FISCAL YEAR MAY 1, 2020 - April 30, 2021

The Frenchman's Creek Beach & Country Club Community and Amenities are organized and operated as a Homeowners Association. The annual dues charged below are not subject to sales tax as they are within the HOA fee structure.

**Initial Membership Equity** is \$175,000 with \$60,000 refundable.

There is no debt on the community or facilities.  
(Capital improvement approval requires majority vote.)

**Club's Dues:** \$29,689

**Property Owners Association:** \$18,447 - \$25,170 (Varies by home type)

All 606 households are members within a single membership category. No outside memberships are offered. There is a single POA without any other management costs.

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## DOG PARK



There is a fenced in dog park for your furry four-legged family member and a gazebo area for your comfort while your dog runs around. The dog park in the afternoon becomes a social gathering for dogs *and* members!

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## SECURITY & PARAMEDICS

Our security team is staff ed with a hand-selected group, all of whom have law enforcement backgrounds. All security personnel are armed and have duties that extend to include a 24/7 paramedic program, Special Tactical Operations Personnel (STOP Team), neighborhood patrols, K-9 (dog) patrols, perimeter patrols, golf course patrols, deep water patrols, surveillance technology monitoring and performing criminal background investigations on all persons doing business in the community. The level of safety and security within the community is unsurpassed. Whatever assistance is needed, day or night, our security team is available to help and assist the residents and guests of Frenchman's Creek.





## PHILANTHROPY

# GIVING IS OUR FAVORITE GAME

The Frenchman's Creek Foundation is a non-profit charitable foundation committed to the philosophy of giving back to the communities of Palm Beach Gardens, Juno Beach and Jupiter.

The Foundation is dedicated to rendering financial and in-kind support to organizations whose purposes are to provide civic and cultural programs, community and social services, and educational programs designed to assist, encourage and promote the well-being of the residents and their communities.

Charity Weekend is an annual multi-day of exciting events in the month of March that raises support for local non-profit organizations. Activities can range from a softball game to a dog show to a caddy auction and many more in between. There are always many generous sponsors and volunteers from the community that take part in the festivities.



## FRENCHMAN'S CREEK CHARITIES FOUNDATION

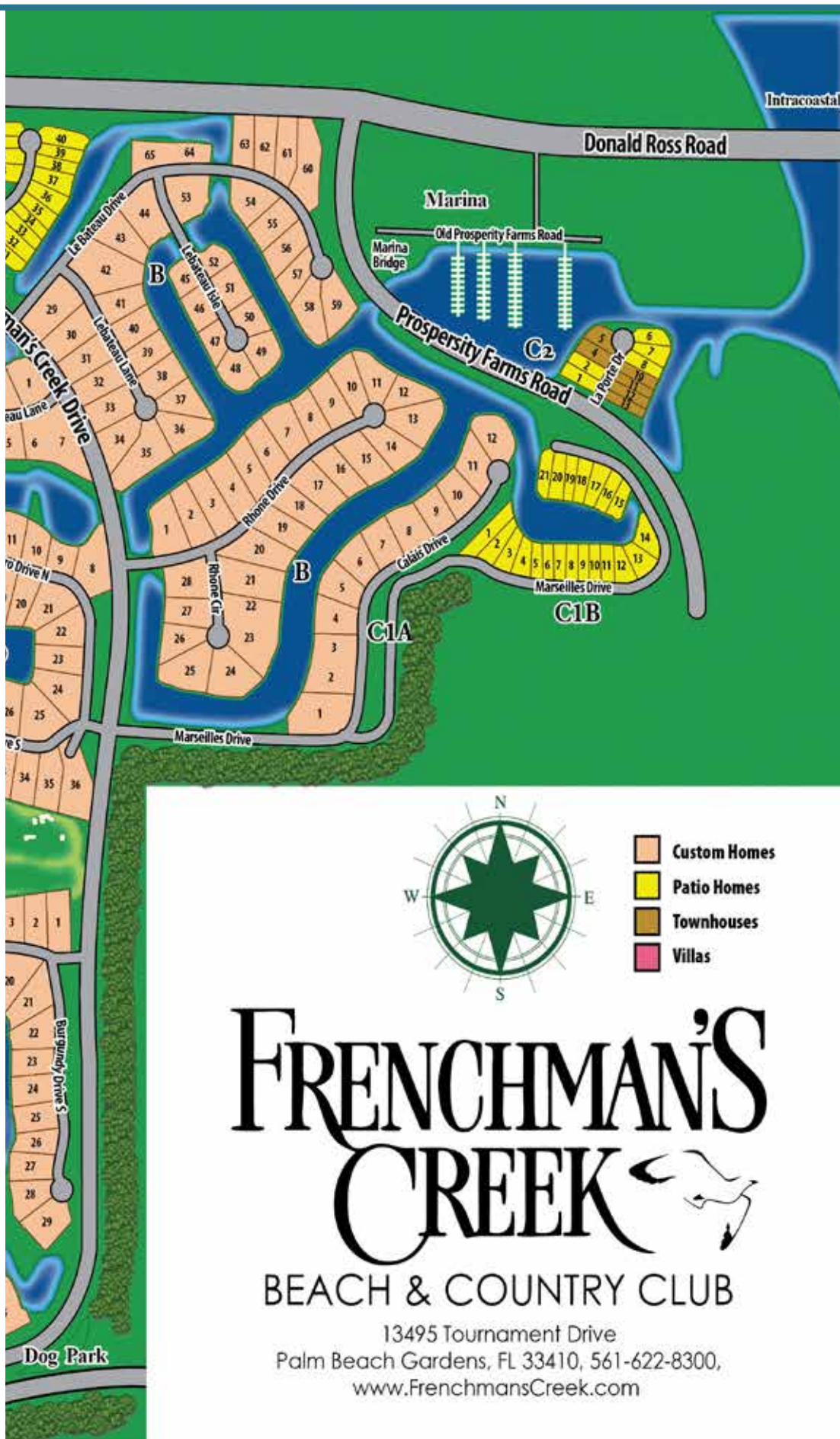








# COMMUNITY MAP





Frenchman's Creek  
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Club** from  
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