



Governors Club Property Owners Association General Master & Sub-Association Assessments

Year 2026

All Governors Club residents pay annual assessments to the Property Owners Association (Master Association) for 24-hour gates, road and walkway maintenance, common area maintenance, storm water management, and many other services. Water and emergency services are provided by Chatham County. Residents enjoy community social gatherings and are encouraged to participate in POA committees and activities. The community's country club amenities are available to residents who choose to join the Governors Club Country Club. The cost of Governors Club Country Club membership is not included in the Governors Club POA assessments.

Governors Club POA General Master Association Assessments (Streets: All streets in Governors Club)

Improved Lot: \$3,957 annually

Unimproved Lot: \$2,968 annually

Additional Dues, Services and Amenities in Select Neighborhoods:

Club Cottages (Street: Club Drive)

Improved Lot: \$250 per month with landscaping services

Unimproved Lot: \$ 65 per month

~ The above monthly amounts include an \$8 road fee for road reserves.

Governors Square (Streets: Burton, Davie)

Each property receives some individual lawn and landscape services.

Improved Lot: \$185 per month

Unimproved Lot: \$400 annually

Stone Brook (Streets: Bragg, Hyde, Stone Brook, Turner)

Property owners share a neighborhood pool, gaming courts, pavilion, playground, and other park amenities which are available only to Stone Brook property owners and their guests.

Improved Lot: \$1,331 annually

Unimproved Lot: \$ 998 annually

Tryon Courte (Streets: Burrington, Everard, Hasell, Moseley, Rice, Rowan, Tryon)

Each property receives some individual lawn and landscape services.

Improved Lot: \$2,758 annually or \$ 242 per month (includes a \$12 convenience fee)

Unimproved Lot: \$ 332 annually

Vance Villas (single-family homes) (Streets: Carteret, Dobbs, Drummond, Gibbs, Vance Knoll)

All properties receive common area maintenance.

Improved Lot: \$380 annually

Unimproved Lot: \$152 annually

Vance Villas (townhomes) (Streets: Carteret, Dobbs, Vance Knoll)

Villas townhome properties receive individual lawn and landscape maintenance, and some exterior building maintenance.

Townhome: \$525 per month

Walker Falls (Streets: Daniel, Walker)

Common area maintenance and upkeep on unimproved lots is provided.

Improved Lot: \$20 – due within first quarter of year

Unimproved Lot: \$20 – due within first quarter of year