

THE GOVERNOR'S LAND

At Two Rivers

HOMEOWNER OVERVIEW

REAL ESTATE

Governor's Land at Two Rivers is Williamsburg's only private golf and waterfront community. Located on 1,482 acres are 733 single-family homes and home sites with roughly 710 built homes.

Home locations bordering

- Marina
- James River
- Golf fairways
- Forest
- Meadows

Architectural styles

- Georgian
- Federal
- Colonial
- Cape Cod

LIFESTYLE

Governor's Land is much more than just a community. You will develop friendships both socially and professionally at Two Rivers Country Club, the hub of activities and entertainment. The community is comprised of approximately one-third families with children, one-third working couples and one-third retirees.

While Governor's Land property owners are required to become equity members in Two Rivers Country Club, a variety of memberships are available to non-property owners.

Two Rivers Country Club members receive a full range of benefits and access to our well-maintained facilities based on their type of membership.

GOLF COURSE

Designed by three-time Golf Architect of the Year, our 18-hole Tom Fazio golf course has been ranked by *Golf Digest* as one of Virginia's Top 10 Courses.

- Member-only par-72 golf course
- Bent grass greens, Bermuda grass tees, fairways and rough
- Five sets of tees ranging from 5,023 to 6,911 yards
- Practice facility and two putting greens completely renovated in 2013
- Fully-stocked golf shop
- Club and pull cart storage
- USGA handicap service
- Well-appointed men's and women's locker facilities
- Greens and bunkers completely renovated in 2013

FACILITIES & AMENITIES

- Ten lighted tennis courts available year-round — six Har-Tru courts and four hard courts
- Marina with 100 slips ranging from 25 to 55 feet
- Fitness center with cardiovascular and strength training equipment
- Two 25-meter outdoor seasonal pools with Typhoon youth competitive swim team
- Two Clubhouse restaurants — The River Room and Osprey Bar & Grille with seasonal outside terrace dining and bar
- Wine shop
- Private meeting rooms and banquet facilities
- Recreational facilities including beach and picnic area
- Ten miles of walking and biking trails

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FREQUENTLY ASKED QUESTIONS

What do homes in Governor's Land cost?

Home values range from \$400k to \$4M. Home lot values range from \$100k to \$1M+.

What fees are required of Governor's Land residents?

HOA dues — \$685 quarterly dues to Governor's Land Foundation (GLF) dues; slight variations based on home location.

Club membership — TRCC monthly dues and one-time initiation fee (recently reduced) vary for membership type. A \$1,200 annual food minimum applies for families; \$600 minimum for singles.

	2015 Initiation Fee	2015 Monthly Dues
Full Golf	\$15,000	\$561.00
Associate Golf	\$15,000	\$420.75
Social	\$12,000	\$112.20
Marina	\$3,000 to \$8,500	\$6.17 / foot

Clubhouse Improvement Project — Until 2016, new property owners have a one-time, pro-rated fee that is paid at closing for the Clubhouse Improvement Project. Contact TRCC's Director of Membership for current assessment.

Do Governor's Land residents have to be Two Rivers Country Club members?

Yes, Governor's Land property owners are required to become equity members (either golf or social) in Two Rivers Country Club. But, you do not have to be a resident of Governor's Land to become a member or host events.

What types of memberships are available at Two Rivers Country Club?

Full Golf members enjoy unlimited use of the 18-hole Tom Fazio championship golf course and practice facility as well as access to all of the Club amenities.

Some golfers may prefer the **Associate Golf Membership**. These members have access to most of the same benefits as a Full Golf Member with a few exceptions — only 3-day advance tee times. Use of golf facilities on Saturdays, Sundays or holidays begins at noon, unless a guest of Full Golf or Non-resident Member.

Social members enjoy dining privileges at the two Clubhouse restaurants — The River Room and Osprey Bar & Grille — as well as access to all of the Club amenities.

Marina Memberships are available as an add-on to equity memberships. You also become members of the Two Rivers Yacht Club. The marina has 100 slips from 25 to 55 feet with access to water, electric (30 & 50 amp), dock boxes, pump out, gasoline & diesel fuel, a terrace area with awnings and tables, Harbor House with store, ice, bathrooms, showers and laundry, boat launching ramp and beach with BBQ tables.

Can prospective residents experience Two Rivers Country Club and its amenities before purchasing?

Two Rivers Country Club can arrange lunch in any of our dining facilities, a round of golf and tours of Club amenities.