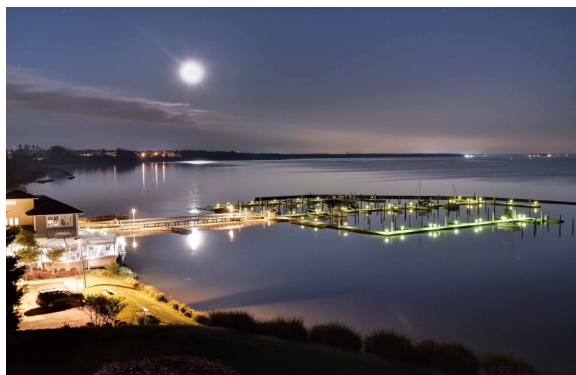




KINGSMILL ON THE JAMES 2026 Fact Sheet



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Situated within 2,900 protected acres along the banks of the scenic James River, Kingsmill is a premier gated community in Williamsburg. Attracting residents from across the nation, the community offers numerous lifestyle opportunities conducive for developing new friendships, renewing hobbies and interests, and the opportunity to enjoy the finest amenities at the Kingsmill Resort.



The Kingsmill Community Service Association (KCSA) - a Virginia Home Owners Association- allows home owners an active part in the activities and operation of the community. Included in the home owners dues are enjoyment of the following amenities and features:

- ◆ 3 recently renovated and improved recreation centers with outdoor pools with kiddie pools and lap pools
- ◆ Community pickleball, tennis courts, and basketball courts
 - ◆ 3 club houses - available for rent
 - ◆ 3 playgrounds
 - ◆ walking and bike paths
 - ◆ Nature trails
 - ◆ 28 Acre fishing/kayaking pond
- ◆ A secure gated community with two 24/7 staffed security houses and a private police department



Required Membership—KCSA Home Owner Association
One Time Initiation Fee at closing:
Calculated at 0.5% of Purchase Price



Monthly Dues for KCSA

*Monthly HOA dues vary depending on individual neighborhoods and the maintenance and services included in each neighborhood. **The majority of neighborhoods require a monthly fee of \$208.** Specific neighborhood information provided upon request*



Optional Membership at the Kingsmill Resort

Sharing the grounds with the Kingsmill residential community, the Kingsmill Resort facilities and amenities are world class and readily accessible.

The Kingsmill Resort is the only AAA Four Diamond resort in Williamsburg, offering guest rooms and condominiums.



Information deemed reliable but not guaranteed.



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THE CLUB AT KINGSMILL



*An ICON Golf property with Exclusive Clubs Nationwide.
Kingsmill's private world-class facilities are open to members and resort guests only!*

With 3 golf courses, outdoor recreation, a full-service marina, 15 tennis courts, indoor pool, fitness center, and a world-class spa, Kingsmill truly has "something for everyone!"

YOUR CLUB, YOUR CHOICES!

Memberships include: Use of tennis courts, pickleball, fitness center, all pools and Kingsmill Spa; access to marina and beach area (watersport equipment and rental fees not included); access to all Kingsmill Resort Dining venues; 20% retail, spa, and dining discounts; participation in sports and social programming.

Icon Membership: Initiation Fee \$35,000 ~ \$6,000 Annual

In addition to the amenities, listed above, Icon Membership includes full privileges at Icon Club Nationwide, luxury travel experiences, membership benefits with preferred Hotel & Premium Brands

Full Golf Membership: Initiation Fee \$30,000 ~ \$925/mo.

Seven-day advance tee time; Unlimited play time on Woods, River, and Plantation Courses; Unlimited use of practice facilities; driving range, short game, chip and putt area; eligible to join Kingsmill Associations club tournaments and events.

Young Executive Golf Membership: Initiation Fee \$15,000 ~ \$600/mo.

Designed for ages 18-45. All the privileges in the Full Golf Membership are included. At age 46 no additional fees required but monthly dues will be adjusted to full Golf Membership dues.

Sports with Golf, Tennis, and Pickleball: Initiation Fee \$15,000 ~ \$475/mo.

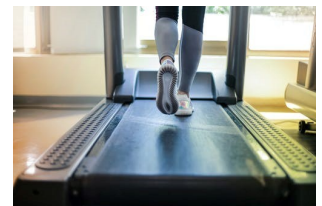
Two-day advance tee time; Access to River, and Plantation Courses (green fees not included); unlimited use of practice facilities; driving range, short game, chip and putt area.

Health and Racquet: Initiation Fee \$7,500 ~ \$335/mo.

Social Membership: Initiation Fee \$1,500 ~ \$185/mo.

Access to The Lazy River Pool

(Use of tennis courts, pickleball, fitness center, and other pools, and sports programming not included.)



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