



Developer Information Session – May 2026

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ATLANTIC NATIONAL
CAPITAL

Agenda Summary

- ANC & POA Partnership
- Dam Construction & Funding Update
- Lakefront Docks/Bulkheads (Dock License Program)
- Lake Membership Options
- Master Plan Sneak Peak- Marina Plans
- FAQs (Future Meeting- Lake Usage Rules & Boat Guidelines)

ANC 's Vision for the Future of Woodlake

Our vision is for the Woodlake community to be an exceptional place to live, raise a family, and enjoy long-term community living. We are also working to create a unique lifestyle experience through Woodlake Golf & Country Club for residents and non-residents who choose to participate. Through the lake restoration, Club amenities, recreation, dining, fitness, golf, and social programming, we hope to create something truly special within Woodlake while keeping participation flexible and optional for those who want to be part of the experience.



ANC & POA Partnership

2025 Summary of ANC Contributions

Category	Amount
CSC/ARC Fees signed over to the POA	\$53,009.68
ANC & Related Entity Assessments Value	\$37,978.87
ANC Assessment Credit for Unimproved Lots	(\$32,104.31)
Landscaping for POA for front entrance	\$9,000.00
Use of ANC Equipment to clear Inlets	\$25,000.00
Total ANC Contribution to POA in 2025	\$92,884.24

ANC and the Woodlake POA currently operate under an agreement where ANC, as Declarant, signs over all CSC/ARC fees associated with new home construction to the POA in exchange for assessment credits on certain unimproved lots. As part of this structure, ANC does not utilize voting rights associated with many of these unimproved lots, helping create a more balanced voting structure within the community and avoiding the type of Declarant control seen under prior ownership. In addition to these contributions, ANC and the POA continue partnering on landscaping, entrance improvements, maintenance efforts, and other community projects, with additional collaborative initiatives currently under discussion to further enhance Woodlake for residents and property owners.



Dam Restoration Cost & Funding Summary

Dam Funding Summary- A Sustainable Model for Supporting Lake Woodlake

**Estimated Total Dam Restoration Investment:
\$20.5 Million**

- Woodlake State Grant Funding: \$9.6 Million
- Private ANC Investment & Financing: \$10.9 Million

**Estimated Annual Carrying Cost on Private
Financing**

- Approximate Annual Cost: ~\$75,000/month
\$900,000/year (25 yr amortization)

**Long-Term Lake Sustainability
Revenue Sources:**

- Lake Access & Membership Programs
- Boat Registrations
- Dock License Program
- Community & Development Growth (Lot Sales)



Construction Progress, Milestones & Timeline



Major Construction Milestones Completed

- Upstream & downstream cofferdams completed
- Slurry wall installation completed
- Spillway foundation excavation underway/completed
- Dewatering systems installed and operational
- Concrete & Structural installation underway

Target Contract Milestones

Milestone	Current Contract Target
Substantial Completion	December 31, 2026
Contract Substantial Completion	December 30, 2026
Final Completion	January 28, 2027
Contract Final Completion	February 28, 2027

Target Timeline
as of May 2026

2026 CONSTRUCTION ACTIVITIES & FINAL COMPLETION

MAJOR REMAINING CONSTRUCTION ACTIVITIES (2026)

SPRING / SUMMER 2026

- Labyrinth spillway slab pours
- Cutoff wall construction
- Outer wall concrete work
- Continued embankment fill operations

FALL 2026

- Weir wall concrete pours
- Drainage system installation
- Toe drain construction
- Instrumentation installation
- Sluice gate installation
- Final fencing and handrails

WINTER 2026 / EARLY 2027

- Site restoration & grading
- Topsoil placement and stabilization
- Wetland planting
- Wave protection installation
- Access road restoration
- Final as-built survey
- Demobilization & regulatory closeout

FINAL COMPLETION INCLUDES



Final engineering inspections



Site restoration and stabilization



Completion of drainage and seepage systems



Installation of permanent safety features



Final survey and documentation



Contractor demobilization



Regulatory approvals and closeout



Dock License Program



Lakefront Docks, Bulkheads, & Shoreline Use

- Many existing docks, bulkheads, irrigation systems, and shoreline improvements are located on land owned by ANC(& leased to Woodlake Golf & Country Club)
- Historically, these uses were informally permitted under prior ownership structures
- After nearly 10 years without a full lake environment, many shoreline areas and docks will require a more formal framework for maintenance, use, regulation, and long-term lake management as the water returns
- ANC is not seeking ownership of homeowner docks or permitted shoreline improvements. The Dock License Program is intended to clarify authorized use of ANC-owned shoreline and lakebed areas while allowing homeowners to continue enjoying and maintaining their private improvements
- The goal of the Program is to preserve and responsibly manage lakefront access while supporting the long-term health and sustainability of Lake Woodlake

Exceptions & HOAs

- Certain properties, HOAs, or homeowners may already have recorded easements, deeded rights, or survey documentation establishing ownership or usage rights to portions of shoreline property. In those situations, those property rights will continue to be recognized; however, applicable dock, bulkhead, shoreline maintenance, safety, and lake use guidelines will still apply as part of the overall lake management program.
- The program is also expected to allow for certain HOA or shared-use group licensing structures, where applicable, enabling HOAs or associations to manage common dock areas or bill back individual homeowners for assigned private or common-use dock spaces that are not considered exempt.

Dock License Program

- A dock license is not dependent on Country Club membership.
- Dock license holders may continue to enjoy approved recreational lake use, including:
 - Fishing
 - Kayaking
 - Paddleboarding
 - Swimming
 - Non-motorized recreational access (*Motorized boat access and registration will require active membership participation)

Estimated Dock License Fees

- Non-Members: Approximately \$45/month
- Woodlake Country Club Members: Approximately \$25/month
- Founding Memberships: Dock license fee included with membership
- Potential Add-Ons
 - Irrigation Usage permissions
 - Dock Covers for qualified properties
 - Expanded Dock Square Footage
 - Enhanced Lake Amenities
 - Discounts for Annual Payments

Why the Dock License & Lake Access Program Includes Fees

- Lake Administration & Management
- Insurance and Legal Compliance
- Shoreline & Dock Management Standards
- Future Lake & Dam Maintenance & Operational Needs
- Long-term Sustainability of the Lake System

What Happens Next?

- Formal dock license documents now finalized which includes docks & bulkhead rules and regulations
- Resident meetings with Club personnel beginning in coming weeks
- Shoreline and dock mapping/registration process to begin
- Dock and Lot Line Survey strongly encouraged (include elevations)
- Shoreline clearing strongly encouraged while lake levels are at an all time low
- Additional lake rules, safety standards, and operational details (such as boat guidelines) to be distributed prior to full lake reopening

An aerial photograph of a golf course. The foreground shows a large green fairway with two sand traps. A winding path or stream runs through the middle ground. In the background, there is a dense forest of tall trees. A semi-transparent white box is overlaid on the upper right portion of the image, containing text.

The Return of Lake Life *Lake Membership Launch*



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Lake Membership Launch

After nearly 10 years, Woodlake Golf & Country Club will introduce a new lake-integrated membership structure launching January 1st, 2027, supporting the return of organized boating, recreation, and active lake life at Woodlake.



Membership Transition & New Structure

Two membership structures. One stronger lake community.

CURRENT STRUCTURE

Available Now – Through December 31, 2026

MEMBERSHIP LEVEL	INITIATION	MONTHLY DUES
 Founding (Closing Out)	\$12,000	\$375
 Premier (Golf)	\$6,900	\$325
 Active (Fitness)	\$5,000	\$255
 Social	\$3,900	\$190

NEW STRUCTURE

Effective January 1, 2027

MEMBERSHIP LEVEL	INITIATION	MONTHLY DUES
 Signature (Golf + Lake + Fitness)	\$10,000	\$495
 Select (Fitness + Lake)	\$8,500	\$400
 Premier (Golf + Fitness)	\$7,500	\$350
 Social	\$5,000	\$225

**All membership levels include Club and Pool.*

LAKE ADD ON FOR EXISTING MEMBERS THROUGH 12/31






MEMBERSHIP LEVEL	INITIATION FEE	MONTHLY DUES	UPGRADED TO STARTING JANUARY 1, 2027
 PREMIER (GOLF)	\$6,900	\$325  ADD LAKE ACCESS WHEN READY +\$145/MONTH*	 UPGRADED TO SIGNATURE (GOLF + LAKE + FITNESS)
 ACTIVE (FITNESS)	\$5,000	\$255  ADD LAKE ACCESS WHEN READY +\$145/MONTH*	 UPGRADED TO SELECT (FITNESS + LAKE)
 SOCIAL	\$3,900	\$190 —	—

*Lake access (boat registration fee) of \$145/month will not be billed until the lake is full and open for use.

Founding Membership Benefits

- Membership Level Officially Closing out September 30, 2026
- Currently at 89 Founding Memberships
- Benefits:
 - Locked in dues for 36 months after Lake Opening
 - Includes dock license and lake add on (approx. \$170-\$195/month value)
 - First Choice of Marina Slip Rentals
 - Be a Part of Club's History
 - Exclusive right to a one time transfer (applicable fees apply)
 - Invitation to private founding member only events/cocktail parties

DUES SAVINGS OVER 36 MONTHS

	FOUNDING MEMBERSHIP <i>Dues Locked for 36 Months</i>	SIGNATURE MEMBERSHIP <i>Beginning January 1, 2027</i>
 Monthly Dues	\$375	\$495
 Estimated Dock License <i>(Additional)</i>	INCLUDED <i>(No Additional Charge)</i>	+\$25 / month <i>(Estimated)</i>
 Effective Monthly Total	\$375	\$520
 Months	36	36
 36-Month Dues Total	\$13,500	\$18,720



36-MONTH DUES SAVINGS

\$5,220

*Founding Members save approximately
\$5,220 in dues over the first 36 months.*

*Does not include initiation fees.
Dock license included with Founding Membership.*

PREMIER → SIGNATURE SAVINGS

	JOIN BEFORE 12/31	STARTING JANUARY 1, 2027
Membership	Premier	Signature
Initiation Fee	\$6,900	\$10,000
Base Monthly Dues	\$335/month	Included
Lake Access	Add Later for +\$145/month (when lake opens)	Included
Total Monthly Investment	\$480/month	\$495/month
Initiation Savings	Save \$3,100	—
Monthly Savings	Save \$15/month	—
Lake Billing Begins	Only once lake is full & usable	Included in dues

Join Before
December
31st Savings

BENEFITS OF JOINING BEFORE 12/31

SAVE \$3,100
IN INITIATION FEES

SAVE \$15/MONTH
IN DUES

ADD LAKE ACCESS
LATER WHEN DESIRED

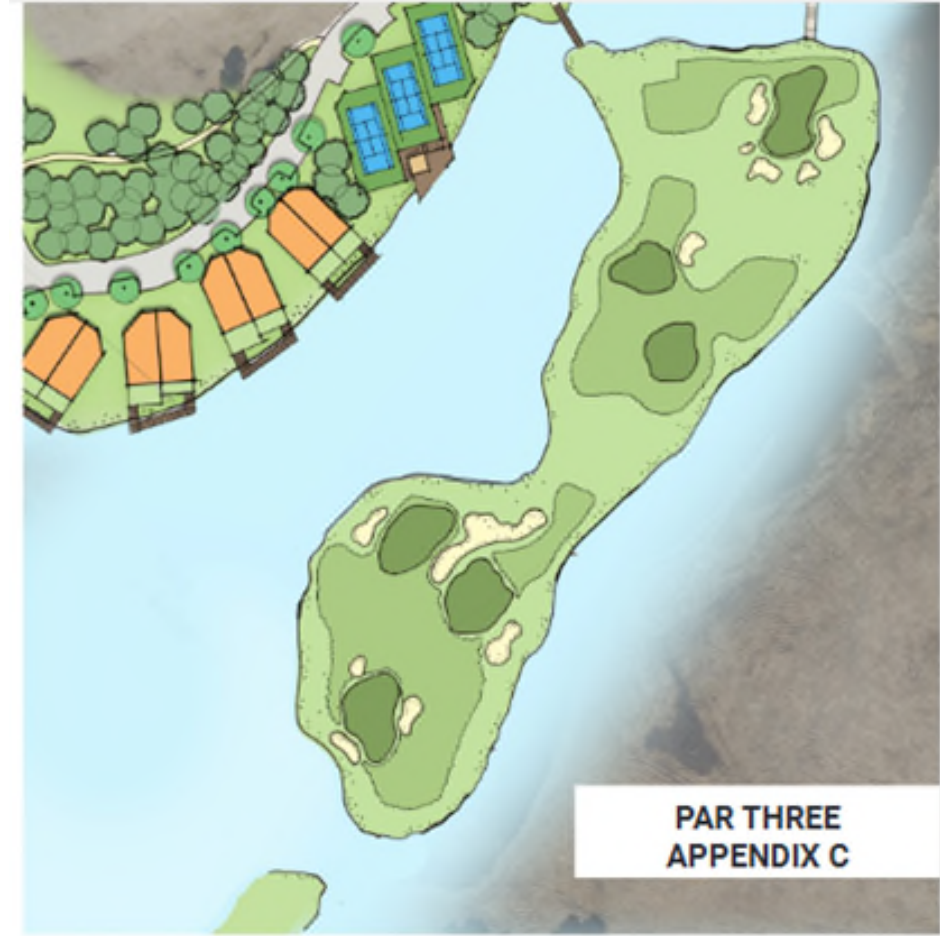
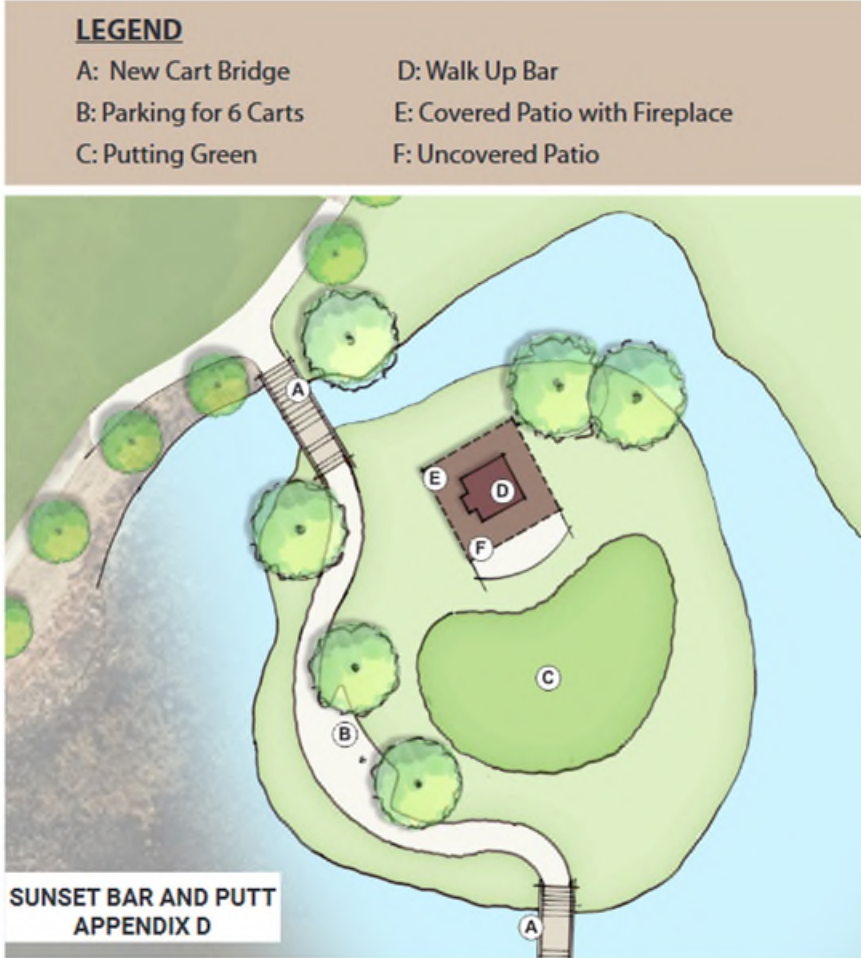
NO LAKE DUES UNTIL
THE LAKE IS FULL & USABLE



What The Future Holds For Woodlake Country Club



Woodlake Country Club





Woodlake's Long Term Vision Sneak Peak into the Master Plan



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Phase	Area
Phase 1 (Completed) 2021-2025	Poolside Club The Maples Golf Course & Driving Range Woodlake Clubhouse / Pro Shop Launch of First Stay and Play (Swan's Neck Cottage) Maples Grill Woodlake Fitness Studio Outdoor Pickleball Courts & Social Lawn
Phase 2 2026-2028	The Marina Lake / Dam Restoration Woodlake Poolside Beach & Boardwalk Wedding Pavilion Tennis Courts Sunset Gazebo Bar Community Center Community Walking Trails (3 Mile Loop) Additional Stay and Plays Commercial & Residential Lot Sales Equestrian Opportunities
Phase 3 2029-2031	Club and Fairway Cottages Palmer Par 3 Oates House Renovation Marina Village (Residential)
Phase 4 2032-2035	The Residences at Woodlake Woodlake Lodge Dry Storage

Woodlake Master Plan Proposed Phasing



The Marina

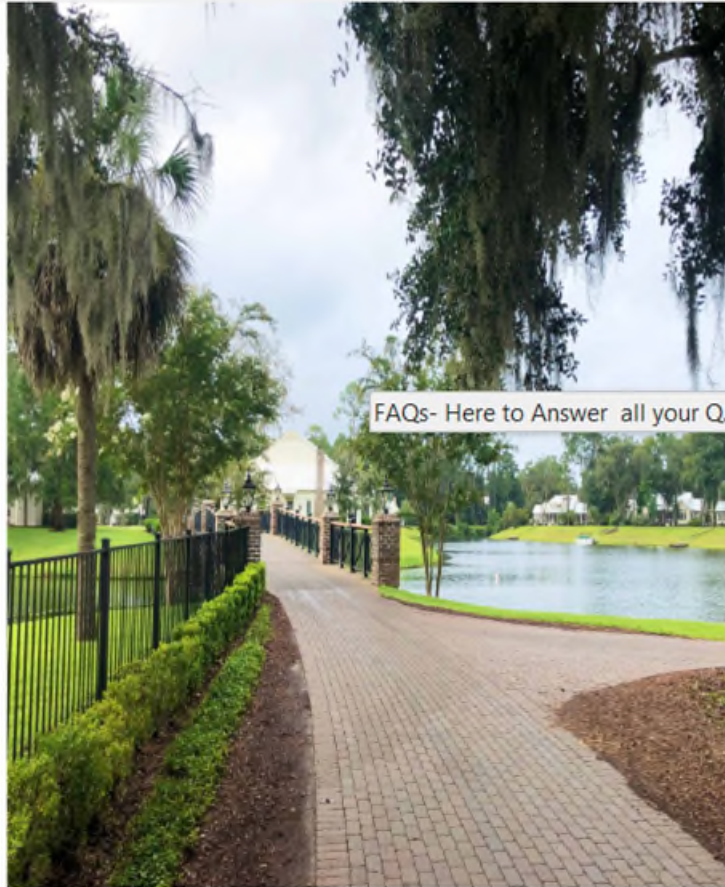
- A: Marina Building 1
- B: Marina Building 2
- C: Covered Slips
- D: Uncovered Slips
- E: Boat Launches (2)
- F: Standard Parking
- G: Boat Trailer Parking
- H: Boardwalk
- I: Community Beach
- J: Trails
- K: Community Pavilion
- L: Gate Controlled 2-Lane Road
- M: Additional Parking
- N: Folly



THE MARINA
APPENDIX I



Community Center



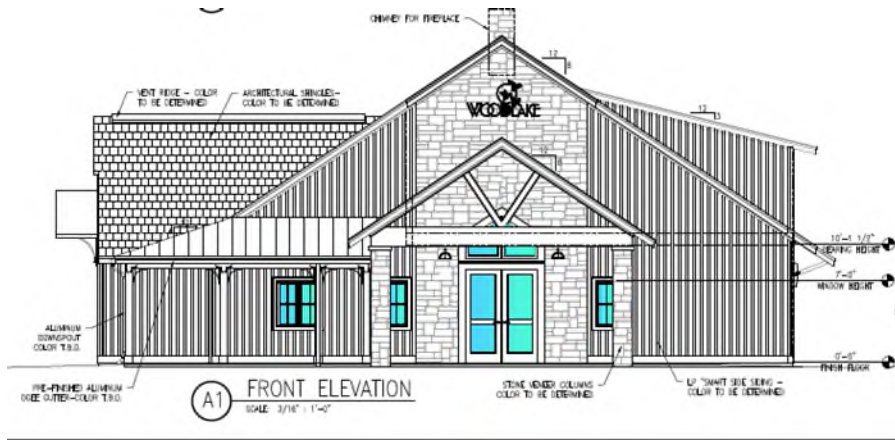
EXISTING / RECOMMENDED LAND USES:

- Sales Office
- Farmers Market Building
- Gate House
- Small-scale Commercial / Retail
- Equestrian and Walking Trails

RECOMMENDED ARCHITECTURAL ELEMENTS

- Natural or Cultured Stone
- Brick Masonry
- Wood
- Metal Accents/ Branding

Planned Community Building & Recreation Area



*FAQs- Here to Answer
all your Questions*



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FAQs

- **Are membership dues fixed, or can they increase over time?**
 - Membership dues may be adjusted periodically over time. While Woodlake Golf & Country Club has not implemented a dues increase since reopening in 2023, annual adjustments in the range of approximately 3–5% are common within the private club industry and help support ongoing operations, staffing, amenities, maintenance, and future improvements.
- **What types of boats and motors will be permitted? Will jet skis be allowed?**
 - Additional boating guidelines, including permitted boat sizes, motor restrictions, and personal watercraft policies, will be released closer to the lake reopening. Current planning is expected to generally align with reasonable standards used by surrounding private recreational lakes, while prioritizing safety and overall resident experience.
- **What is the term length of the Dock License Agreements?**
 - The current proposed Dock License Agreements are structured as annual terms. If a lakefront property is sold during an active license term, the agreement may be assigned to the new homeowner, subject to program guidelines and approval requirements.

FAQs continued

- **Are marina boat slips permanently assigned?**
 - Founding Members will receive priority access and first selection opportunities for marina slips. Slip assignments will remain with the member for the duration of their active lease term and continued participation in the program.
- **Do Club memberships transfer with the sale of a home?**
 - No. Club memberships are held by individuals or families and are not automatically tied to property ownership. However, Founding Memberships include a one-time transfer option, subject to applicable fees and program guidelines.
- **What happens if a dock is not properly maintained or licensed?**
 - To help preserve the safety, appearance, and long-term quality of the lake environment, docks and shoreline improvements are expected to be maintained in safe and usable condition. Structures determined to be hazardous, abandoned, or materially non-compliant after notice and reasonable opportunity to cure may be subject to removal in accordance with program guidelines.

FAQs continued

- **Will there be a lake-only membership option?**
 - At this time, Woodlake Golf & Country Club does not anticipate offering a standalone lake-only membership. Because lake access is designed to integrate with broader Club amenities, including beach access, pool access, fitness, dining, social activities, and future recreational programming, the vision is centered around a unified lifestyle and club experience rather than a separate lake program.
- **Will boat storage be available?**
 - Covered and uncovered marina slips are planned to be available for lease. Additional long-term dry storage options may be considered in the future based on demand and available space. Limited outdoor trailer storage may also be available in designated areas.
- **Will existing Founding Members receive priority in the Dock License process?**
 - Yes. Current lakefront Founding Members with existing shoreline improvements are expected to receive priority during the initial registration and licensing process for their existing dock areas, subject to compliance with program requirements.



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Additional Questions?
