

Addison Reserve Country Club has 717 luxurious single family residences; three 9-hole championship golf courses; a 35,000 square foot Lifestyle Complex and 70,000 square foot clubhouse. Addison Reserve is a Distinguished Elite Club and is recognized as #5 out of the top 150 country clubs in the country, and as #32 in the world by Platinum Clubs of the World.



Golf Membership

Entitles the member to full use of golf, tennis, and our Lifestyle Complex including swimming, fitness, and social facilities of the Club.

Golf - No Greens Fees

- Unlimited use of golf facilities year-round including driving range & putting green
- Tee times available - 7 days in advance
- Golf cart fees or annual trail fees apply

Racquets - No Court Fees

- Court times available - 6 days in advance

Sports Membership

Entitles the member to full use of tennis, and our Lifestyle Complex including swimming, fitness, and social facilities of the Club.

Golf - Greens Fees and Golf Cart Fees Apply

- **Nov-Apr:** Use golf facilities up to six (6) times
 - Use of driving range & putting green available during allotted six (6) golf plays
- **May-Oct:** Unlimited use of all golf facilities
- Tee times available - 7 days in advance

Racquets - No Court Fees

- Court times available - 6 days in advance

MEMBERSHIP EQUITY INCENTIVE OPTIONS

\$100,000 Golf Equity

- Half Down - Half Financed (5%)
- Down Payment of 50% at closing
- Four Yearly Installment Payments
 - Year 1: Golf \$15,000 | Sports \$10,500
 - Year 2: Golf \$14,375 | Sports \$10,063
 - Year 3: Golf \$13,750 | Sports \$ 9,625
 - Year 4: Golf \$13,125 | Sports \$ 9,187

\$70,000 Sports Equity

- Note to be executed by the incoming member
 - Doc stamp fees apply
- **Refund of 50% upon sale of home** - If member leaves before 4th year any outstanding balance is deducted from refund.
- No pre-payment penalty
- **Option to pay in full up-front**

At Closing

Non-Refundable Initiation Fee: \$50,000
One-Time Capital Contribution: \$ 3,600
Any additional assessments (on next page)

Yearly October 1 - September 30

Operating Dues (taxable): \$27,480
Capital Dues (non-taxable): \$ 2,195
Tax 577.15
TOTAL \$30,252

Quarterly

Service Charge (family/single): \$600/525

At Closing

Non-Refundable Initiation Fee: \$35,000
One-Time Capital Contribution: \$ 3,600
Any additional assessments (on next page)

Yearly October 1 - September 30

Operating Dues (non-taxable): \$19,235
Capital Dues (non-taxable) \$ 1,536.50
TOTAL: \$20,771

Quarterly

Service Charge (family/single): \$544/463

Golf Course Assessment



Original Assessment Total: \$4,700

Begin Date: 03/31/07

Expiration: 12/31/21

If the Seller

Future Cost to Buyer

*Paid in Full: No Payment Required

Paid \$2,000 Down: \$ 72 Golf Member (per quarter)
\$ 36 Sports Member (per quarter)

No Down Payment: \$123 Golf Member (per quarter)
\$ 61.5 Sports Member (per quarter)

*No reimbursement paid to seller on closing.

Original Assessment Total: \$18,829

Begin Date: 06/30/10

Expiration: 03/31/25

If the Seller

Future Cost to Buyer

*Paid in Full: Pro-rated amount due (at closing)

Paid \$5,000 Down: \$235 (per quarter)

No Down Payment: \$320 (per quarter)

*Seller reimbursed pro-rated amount if it is collected from buyer at closing.

Clubhouse Assessment



Original Assessment Total: \$28,712

Begin Date: 06/30/19

Expiration: 03/31/36

If the Seller

Future Cost to Buyer

*Paid in Full: Pro-rated amount due (at closing)

Quarterly Election: \$606 (per quarter)

*Seller reimbursed pro-rated amount. Buyer can choose quarterly election.

Lifestyle Complex Assessment



ADDITIONAL FEES

Sports Membership/Guest Fees

	18 Holes	9 Holes
Golf November-April:	\$80*	\$40*
Golf May & October:	\$45*	\$25*
Golf June-September:	\$35	\$35
Cart Fees (per person):	\$30	\$16

Tennis Guest (per person): Per Day
\$10

*Subject to 50% discount for direct lineage guests.

There will be additional fees from the Homeowners (Village) Association on real estate closing statement.

Optional Annual Golf Fees

Trail Fee (private cart owners):	\$1,950
Handicap Fee (per person - required):	\$ 25
Bag Storage:	\$ 125
Locker Fee (full year):	\$ 125
Locker Fee (half year):	\$ 62.5

ARMPOA Common Area Maintenance

Quarterly: \$2,144

Annual Food & Beverage Fee

Family: \$1,800 Single: \$900