

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 #25 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 - 6 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 - 6 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: \$100,000
One-Time Capital Contribution: \$ 3,600
Any additional assessments (on next page)

Yearly October 1 - September 30

Operating Dues (taxable): \$34,085
Capital Dues (non-taxable): \$ 2,615
Tax 715.79
TOTAL \$37,415

Quarterly

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

At Closing

Non-Refundable Initiation Fee: \$70,000
One-Time Capital Contribution: \$ 3,600
Any additional assessments (on next page)

Yearly October 1 - September 30

Operating Dues (non-taxable): \$23,859
Capital Dues (non-taxable): \$ 1,830
TOTAL: \$25,690

Quarterly

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

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



Lifestyle Complex 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.

Original Assessment Total: \$28,150 **GOLF**
\$14,075 **SPORTS**

Begin Date: 2025 **Expiration:** 2040

| | | |
|----------------------|---|-----------------------------------|
| If the Seller | ↘ | Future Cost to Buyer |
| *Paid in Full: | | Pro-rated amount due (at closing) |
| Golf Member: | | \$669 (per quarter) |
| Sports Member: | | \$334 (per quarter) |

Golf Course Assessment



ADDITIONAL FEES

**Sports Membership
Golf Fees**

| | | |
|-------------------------|-----------------|----------------|
| | <i>18 Holes</i> | <i>9 Holes</i> |
| November-April: | \$90* | \$45* |
| Cart Fees (per person): | \$35 | \$17 |
| CART FEES ONLY | \$35 | \$17 |
| May-October | | |

GOLF GUEST FEES

| | | |
|-----------------|-----------------|----------------|
| | <i>18 Holes</i> | <i>9 Holes</i> |
| November-April: | \$90* | \$45* |
| May & October: | \$55 | \$30 |
| June-September | \$55 | \$30 |

*Subject to 50% discount for direct lineage guests.

Optional Annual Golf Fees

| | |
|---------------------------------------|---------|
| Trail Fee (private cart owners): | \$2,200 |
| Handicap Fee (per person - required): | \$ 25 |
| Bag Storage: | \$ 125 |
| Locker Fee (full year): | \$ 125 |
| Locker Fee (half year): | \$ 62.5 |

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

ARMP OA Common Area Maintenance
Quarterly: \$2,605

Annual Food & Beverage Fee
Family: \$2,500 Single: \$1,250

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