

Rio Grande Club & Resort
Frequently Asked Questions



Rio Grande Club & Resort

The following questions and answers are designed to provide an understanding of the Rio Grande Club & Resort and the membership opportunity available at the Club. As these questions and answers are only summary in nature, you should read the Membership Plan and Rules and Regulations prior to purchasing a membership.

What is the Rio Grande Club & Resort?

The Rio Grande Club & Resort is a semi-private club located in South Fork, Colorado featuring exceptional golf, fly fishing, tennis, swimming, fitness and social facilities. The Club is currently offering a limited number of memberships in three categories: Golf, Sport & Angling and Social.

Who owns the Club Facilities?

RGC Properties, LLC, owns the property on which the Club Facilities are located and operates the Rio Grande Club & Resort.

What facilities are available at the Club?

Members, their families and guests will enjoy the following exceptional Club Facilities:

- . 18-hole championship golf course designed and built by Redstone Golf;
- . Driving range, practice chipping area and practice putting green;
- . Clubhouse of approximately 25,000 square feet, featuring the Timbers dining room and Big River grille, fitness Center with men's and women's locker rooms, conference facilities, business center, full service golf shop, member ski and golf bag storage, Rio Grande Club & Resort golf cart storage;
- . Wedding and special event venue;
- . Fishing Lodge along hole #3 and the Rio Grande River with private Membership access along the Rio Grande River, Alder Creek and #18 Pond;
- . Outdoor swimming pool and kids' pool;
- . Outdoor hot tub/jacuzzi;
- . Two tennis courts;
- . Event lawn;

How many memberships are being offered in the Club:

The maximum number of memberships permitted in each category will be as follows:

<u>Membership Category</u>	<u>Number of Memberships</u>
Golf Membership	350
Sport & Angling Membership	250
Social Membership	<u>100</u>
Total Memberships	700

What are the privileges of a Golf Membership?

Each person who acquires a Golf Membership will be entitled to use all of the golf, fishing, tennis, swimming, fitness and social facilities of the Club. Golf Members will not be required to pay greens fees, golf cart fees, driving range fees or court fees for use of the golf and tennis facilities. Golf Members will be entitled to reserve golf starting times 30 days in advance and tennis court times five days in advance. Golf Members have private access to the Fishing Lodge located along hole #3 on the Rio Grande River. Golf Members will pay monthly dues and will be entitled to special Golf Membership benefits as determined by the Club.

What are the privileges of a Sports and Angling Membership?

Each person who acquires a Sports and Angling Membership will be entitled to use all of the fishing, tennis, swimming, fitness and social facilities of the Club. Sports and Angling Members will be required to pay preferred greens fees and golf cart fees for use of the golf course. Sports and Angling Members may play six complimentary rounds of golf per membership year, including rounds played by guests and family members, and may use the golf practice facilities when playing a round of golf. Sport & Angling Members have private access to the Fishing Lodge located along hole #3 on the Rio Grande River. Sport & Angling Members will pay monthly dues and will be entitled to special Sport & Angling Membership benefits as determined by the Club.

What are the privileges of a Social Membership?

Each person who acquires a Social Membership will be entitled to use all of the tennis, swimming and social facilities of the Club. Social Members will be entitled to reserve tennis court times five days in advance. Social Members will pay monthly dues and will be entitled to special Social Membership benefits as determined by the Club.

Are Sports and Angling and Social Members entitled to a discount off of the daily fee golf rate?

Yes. Sports and Angling and Social Members are entitled to a discount off of the rate charged the general public and can book tee times one day in advance.

What are the special features of a membership in the Club?

In addition to exceptional Club Facilities and an extensive array of programs and activities for members and their families, membership in the Club currently offers a number of attractive benefits, including:

- . Non-refundable, non-equity Membership – Memberships are currently being sold with an initiation Fee and are non-refundable upon resignation.
- . Immediate Family Privileges – A member, his or her spouse and their unmarried children under the age of 23 who are living at home or attending school on a full-time basis are entitled to membership privileges without having to pay additional Membership Initiation Fees.
- . Extended Family Privileges. The parents, adult children, grandparents, grandchildren and brothers and sisters of the member and his or her spouse and their spouses and children under the age of 23 are also entitled to use the Club Facilities upon payment of reduced Extended Family greens fees, pool fees, tennis court fees and fitness center fees and any applicable user fees.
- . Transferability of Memberships. – Memberships are transferable through the Club to the subsequent purchaser of a member's residence or homesite.
- . No Assessments – Members are not subject to either operating or capital assessments.
- . Preferred Pricing – All members are entitled to receive a discount on golf shop soft goods purchased at the Club and all food and non-alcoholic beverages as outlined in the Membership Plan.
- . Lessee Privileges – Lessees of a member's resident in Club approved residential communities in and around South Fork may enjoy membership privileges in the Club.
- . Concierge – A concierge service is available which will enable members to arrange for a variety of personal services.
- . Club Newsletter – Members will receive a regular newsletter and email communication containing information about events, activities and other items of interest at the Club and around South Fork.

What types of member services are offered in the Club?

A concierge service is available to members to assist in arranging for a variety of personal services, including lodging, transportation and scheduling of recreational activities in the area. Concierge services also includes a host of services related to skiing including member ski storage. The concierge service is included with a membership, but the cost of services used will be charged to the member.

Are my family members welcome to use the Club?

Yes. The ability to spend quality time with family members is of paramount importance. The Club is committed to providing a pleasant environment where this can be accomplished. Each membership in the Club is a family membership, which includes full privileges for spouses and unmarried children under the age of 23 who either live at home or attend school on a full-time basis. The Club provides various programs and activities that are appealing to family members of all ages.

The Club reserves the right from time to time, to permit the extended family of a member to use the membership privileges upon payment of such fees as may be established by the Club. Extended family shall include the parents, adult children who do not fall within the definition of immediate family, grandparents, grandchildren and brothers and sisters of the member and spouse and their respective spouses and children under the age of 23.

May I invite guests to the Club?

Yes. Having your friends enjoy the Club's outstanding facilities with you is a wonderful attribute of membership in the Club. Therefore, members are entitled to have guests use the Club Facilities in accordance with the member's category of membership and the rules and regulations adopted by the Club to preserve the exclusivity of its facilities.

What do I pay in order to acquire a membership in the Club?

You are required to pay a membership initiation fee in the amount determined by the Club.

Who is eligible to acquire a membership in the Club?

Memberships in the Club will be offered to residential communities selected by the Club and such other persons as the Club determines appropriate from time to time.

The number of memberships in each category is limited and available memberships in each category will generally be issued on a first-come, first-served basis.

Can I arrange to have my membership transferred to the subsequent purchaser of my residence or homesite?

Yes. Those members who own a residence or homesite in the South Fork area will be permitted to arrange through the Club for the transfer of their membership to the subsequent purchaser of their residence or homesite. The subsequent purchaser must be approved for membership and pay the then required membership initiation fee or transfer fee.

The ability to arrange for the transfer of a member's membership to the purchaser of his or her property is an important attribute of membership because, even if there are no memberships available for issuance in the Club at the time, the subsequent purchaser can nonetheless obtain the seller's membership through the Club provided the purchaser is approved for membership.

How will the Club keep informed of the desires of the members?

The Club is committed to providing the types of services, programs, activities and events that the membership is desirous of having. An Advisory Board comprised of members of the Club is in place for members to have input on the foregoing items as well as other matters that are of concern to the membership.

Are there real estate, home or townhome opportunities on the golf course?

Yes. Please contact the Club office at 719.873.1995 or info@rgcresort.com to receive information with our preferred real estate agency. We have purchased 77 lots within South Fork Ranches and around the golf course and are currently exploring development options on 28 townhome lots on the Rio Grande River adjacent to the Fishing Lodge. We have enlisted the services of a local Architect to produce a master plan and townhome conceptual drawings.

How do I become a member?

To become a member of the Club, you must submit to the Club a fully completed and signed Membership Agreement and a check in the amount of the required membership Initiation Fee.

What if I have additional questions?

Please contact the Membership Director at:

Rio Grande Club & Resort
P. O. Box 226
South Fork, CO 81154
(719) 873-1995 or email info@rgcresort.com