

# TRILOGY® AT VERDE RIVER™ MEMBERSHIP MADE SIMPLE

**VERDE RIVER GOLF & SOCIAL CLUB** There are numerous membership options, each designed to fit a specific type of Member. All options afford some level of access to the golf course along with diverse programming and social events for the Member, spouse or partner, and unmarried children 24 and younger. Verde River Golf & Social Club is a private, non-equity club.

- Signature restaurant
- Poolside Bar & Dining
- Neighborhood café and market
- Golf course
- Locker rooms
- Fitness facility, including strength training, cardio and mobility/group training
- The Outfitter sports and lifestyle shop
- Artisan Studio
- Spa facilities, including hair salon and massage therapy
- Resort and lap pools
- Tennis, pickleball and bocce courts
- Events Center

HOMESTEAD MEMBERSHIP	Sub-Membership Initiation Fee	Monthly Club Assessment	Monthly Neighborhood Assessment/HOA	Monthly Neighborhood Assessment* (55+ Neighborhoods Only)	Working Capital (One time fee)	Limited Golf Access	TOTAL MONTHLY ASSESSMENTS:
Required for Homeowners - Single Family: Vista, Ranch & Sky	\$9,000	\$257	\$250	\$1*	\$3,000	12 Rounds May - October Limited in-season rounds available as guest of Member; Fees apply	\$507
Required for Homeowners - Resort	\$9,000	\$257	\$377 (\$250 + \$127)	N/A	\$4,520 (\$1,520 + \$3,000)		\$634

Base assessments cover common expenses.

## Is Membership required when I buy a home at Trilogy® at Verde River™?

The Verde River Community Association has acquired membership rights for all who buy a home in the community. Members of the Community Association become sub-members (sometimes referred to as Homestead or Community Members).

## How many Homestead Memberships will be sold in the Club?

Homestead Memberships are issued to each Owner of a home within the Verde River Community Association.

## Is the Initiation Fee on Memberships refundable?

A refund of a membership is explained in detail in your Membership plan. Please see details regarding membership refunds.

## Can Members be assessed to cover any Club operating deficits or club capital improvements?

No, operating shortfalls and capital improvements will be paid for by the Club Owner.

## What are the privileges of a Homestead Membership?

Homestead Members may use all Club facilities, as well as have access to Member-only events, special discounts and privileges, and limited access to the golf course.

## Are guests allowed at the Club?

The restaurants and spa are available to guests as well as Members. Some other areas may require guest fees, such as the resort pool, athletic club, tennis courts, and golf.

## What will the Initiation Fee be when I close?

The Initiation Fee is based on the closing date and will be the fee in effect at that time. The Initiation Fee amount is evaluated on an annual basis.

# TRILOGY® AT VERDE RIVER™ GOLF MEMBERSHIPS

	Eligibility	Initiation Fee	Golf Dues	Spouse/Partner Privileges <sup>2</sup>	Golf Access
<b>PROPRIETARY</b>	Homeowners	Market Rate (Initiation Fee reduced by \$5,000 if you purchase a membership within 90 days of home close)	\$675	\$168.75	Unlimited
<b>SEASONAL</b>	Homeowners Limited availability	Market Rate (Initiation Fee reduced by \$5,000 if you purchase a membership within 90 days of home close)	\$990 November 1 – April 30	\$247.50 November 1 – April 30	Unlimited November 1 – April 30

## FREQUENTLY ASKED QUESTIONS

### Are the Club and golf course public or private?

The restaurant and spa are open to the public in the near term, with the level at which the public has access adjusted as the community matures. The rest of the Club amenities including golf are reserved for Members and their guests.

### Is the Initiation Fee on Memberships refundable?

Proprietary and Seasonal Members are eligible to be refunded 75% of the current Initiation Fee of their Membership category, up to 100% of what was originally paid. The Member Initiation Fee is paid at the current rate in effect at the time of joining.

### How is “Market Rate” on the Initiation Fee determined?

Owning a home in the community is a prerequisite for the Proprietary or Seasonal Golf memberships. Therefore, upon close, the price for the membership at that time is the price for which the membership is available. Membership pricing is based on a number of factors, the most important being a desire to maintain sustainable club growth. Specific to the Seasonal Membership, it is currently a 25% premium on the Proprietary Membership.

### What are the privileges of a Proprietary Membership?

Golf members are provided access to the golf facilities, preferred locker selection, and enhanced golf guest privileges.

### What are the privileges of a Seasonal Membership?

Seasonal Membership privileges mirror those of Proprietary Memberships, though golf privileges are restricted to November 1 – April 30.

### May I use a private golf cart? What are the cart fees?

Yes, you may use a private golf cart so long as it matches the Club’s fleet. Some customization is available, and further information can be provided by our team. As for golf cart fees, Members have the choice of paying a la carte or pre-purchasing a bundle of passes.

### How many golf memberships will be sold in the Club?

The various golf memberships will be limited to a total number that allows all Members to regularly enjoy the facility; we expect this to be between 400 and 420 golf memberships.

### If I sell my home what happens to the Golf Membership?

Depending on your Membership type, you will have the option of either maintaining your Membership or resigning from the Club and may be eligible for a refund in accordance with the Club Membership Plan.



All details of memberships cannot be communicated in all collateral materials. We encourage you to read the CC&Rs, consult your sales documentation, and contact HOA and Club for further details. Projections for future pricing are subject to change. Sales: Shea Communities Marketing Company (AZ DRE #CO001121001); Construction: SHALC GC, INC. (AZ ROC #291056). Trilogy at Verde River is an all-ages community with select neighborhoods that are intended for occupancy by at least one person 55 years or older, with certain exceptions. Golf course is planned to be private and access requires the purchase of a separate golf membership from the course owner. This is not intended to be an offer to sell, nor a solicitation of an offer to buy real estate to residents of any state or jurisdiction prohibited by law. No offer for sale or lease may be made, and no offer for purchase or lease may be accepted prior to issuance of an Arizona Public Report. A PUBLIC REPORT IS AVAILABLE ON THE ARIZONA DEPARTMENT OF REAL ESTATE WEBSITE. Trademarks are the property of their respective owners. Equal Housing Opportunity. **Effective 1.1.2025.**

