

VERTERRA®—A TRILOGY® BOUTIQUE COMMUNITY®

MEMBERSHIP AND HOA MADE SIMPLE

CLUB MEMBERSHIP The future Club at Verterra® is planned to be a private, non-equity club which may include the following amenities and more. Membership access is provided to all homeowners in Verterra.

PLANNED AMENITIES

- Resort Team, BlueStar Resort & Golf including a Lifestyle Director
- Pickleball
- Fitness & Movement
- Outdoor Social Spaces
- A Place to Nosh and Sip
- Indoor Space to Gather & Meet
- Seasonal Pool with Lap Lanes
- Access to The Mantel Restaurant at Seven Summit's Lodge

HOMEOWNERS ASSOCIATION SERVICES Owners in Verterra become members of two associations: the Glacier Pointe Community Association and the Tehaleh Owners Association.

TEHALEH OWNERS ASSOCIATION

- Common Area Maintenance
- HOA Management Team
- 40+ mile multi-surface trail system and access to numerous community parks and recreation areas

GLACIER POINTE COMMUNITY ASSOCIATION

- Common Area Maintenance within Verterra
- HOA Management Team
- Front Yard Maintenance

| Assessments & Fee Information is Estimated and Preliminary in Nature | | Monthly Assessments | Entry / Club Initiation Fee (Due at Closing) | Working Capital Contribution / Transfer/ Reserve Fund Fees (Due at Closing) |
|--|-------------------------------|--|---|---|
| GLACIER POINTE COMMUNITY ASSOCIATION | TEHALEH OWNERS ASSOCIATION | \$32.56 | N/A | \$250 - Working Capital Contribution \$230 - Records Transfer Fee |
| | REGULAR ASSESSMENTS: | \$95 | N/A | 1/2 of 1% of total sales price + \$300 of Maintainable Reserve Fund Contribution + \$230 Records Transfer Fee |
| | VERTERRA CLUB ASSESSMENTS: | Pre-Club Opening: \$121* Post-Club Opening: \$225 - \$250* | \$5,000 | N/A |
| TOTAL ASSESMENTS: | | Pre-Club Opening: \$248.56* Post-Club Opening: \$352.56 - \$377.56* | \$5,000 | \$1,010 + 1/2 of 1% of total sales price + 2 months of monthly assessments |

*Subject to Washington Excise Tax. Club dues are collected by the Glacier Pointe Community Association. All details of memberships cannot be communicated in all collateral materials. For additional information regarding the associations or club, we encourage you to consult your sales documentation and/or contact the offices of each. References made towards amenities throughout this piece are in the design and construction phase, should not be considered final plans, and may vary significantly from the proposed amenities described.

Join the Movement. Live Happier.®

FREQUENTLY ASKED QUESTIONS

Is Membership at the Club required when I buy a home at Verterra®?

The Glacier Pointe Community Association acquired a membership to the future club on behalf of its members. That means homeowners within the Glacier Pointe Community Association automatically become sub-members (sometimes referred to as Social Members) of the Club, and that membership runs in conjunction with ownership in the community.

If I sell my home what happens to the Club Membership?

The HOA holds the Club membership. Your access will terminate and you may be eligible for a refund of up to 70% of the Entry Fee you actually paid. This is handled through the documentation facilitated by the Club and Association. Upon closing, and payment of the then current Entry Fee the new owner will have access to the Club.

Will HOA assessments change over time?

Yes. From an Association perspective, assessments are designed to reflect an even distribution of the costs involved in managing the community. With this in mind, they do typically change over time.

What do the Associations' Capital Contributions go to?

The Capital Contributions Fund are to perform Association duties & obligations, and special projects for the common good and benefit of the Community.

Are guests welcome at the Club?

Absolutely. Some areas of the Club may require guest fees. The goal is to balance the Members' desire to host friends and family with our overall goal of maintaining a Members-first private club and community.

Am I able to know what payments will be required at close?

Yes. In advance of your close, you will absolutely be provided an estimate of all of your prepaids and requirements. Furthermore, you will know well in advance how those prepaids and requirements are determined. That said, the date of the closing and when it falls within the Association's billing schedule will effect the exact dollar amount for each close.

As a Member at Verterra, will I have privileges at The Mantel Restaurant?

Members at Verterra are provided dining membership access to The Mantel restaurant as a part of their membership at the Club at Verterra. The remainder of Seven Summits Lodge is exclusively for members of the Trilogy® at Tehaleh® community and not available to Verterra members.

Will Club assessments change over time?

We encourage Members to be aware that Club assessments are likely to modestly increase each year.