

TRILOGY® LAKE NORMAN

MEMBERSHIP AND HOA MADE SIMPLE

COMMUNITY MEMBERSHIP Twin Mills Club is a private, non-equity club which delivers an experience unlike any other. The Club provides membership options to residents and non-residents alike. In the case of the Lake Norman Community Association, a Community Membership has been issued. This membership – like the Invitational memberships available to non-residents – provides access to:

- Signature restaurant, The Foundry
- Demonstration kitchen
- Private dining and wine storage
- Game and card rooms
- Market and outdoor outfitter
- Expansive fitness facilities with TechnoGym® Equipment
- Tennis, pickleball, and bocce facilities
- Indoor and outdoor pools
- Meeting and multi-purpose spaces
- Trailhead access and recreation areas
- Marina access at Lake Norman and partnership with Freedom Boat Club
- Concierge Service
- MyTrilogyLife.com
- Full resort team

HOMEOWNERS ASSOCIATION

- Common area maintenance
- Trash service
- Dedicated HOA team 5 days a week
- Front and side yard landscape maintenance

	Eligibility	Initiation Fee	Monthly Club Dues ¹	Refundability	Recallability	Freedom Boat Access	Member Account	Guest Privileges	Monthly HOA Dues ¹	Working Capital Contribution Fee (Non-Refundable)
COMMUNITY SUB-MEMBERSHIP	Members of the Lake Norman Community Association (Required)	\$6,500	\$219	50% Refundable upon sale of home so long as no builder incentive is accepted	None	Included	Included	\$5 per guest per day	\$173	\$1,776
INVITATIONAL MEMBERSHIP	Non-Members of the Lake Norman Community Association	\$15,500	\$219	Non-refundable	Yes, with repayment of Initiation Fee ²	Not Included	Included	\$5 per guest per day	N/A	

¹Increases expected over time. ² If recalled within three years, there will be a 100% repayment of the Initiation Fee. If after three years, there will be a 50% repayment.

FREQUENTLY ASKED QUESTIONS

TRILOGY® LAKE NORMAN HOMEOWNERS

Is Membership required when I buy a home at Trilogy Lake Norman?

Yes. The Lake Norman Community Association has acquired membership rights for all who buy a home in the community. Members of the Community Association become sub-members (aka Social Members) of the Club.

ALL MEMBERS

Who is included in the membership?

The membership includes the Member and the Member's spouse or partner. Additional family members are treated as guests when visiting the Club.

Are dues expected to increase?

We anticipate that dues could increase modestly over time reflective of increasing costs of operating.

What are my membership privileges at the Club?

Your membership privileges include use of all Club facilities, as well as access to Member-only events, special discounts and privileges. Members also have the ability to host guests and reserve private-use spaces within the Club.

How many memberships will be sold in the Club?

There is one Community Membership which includes all homes in Trilogy Lake Norman, which means the total number of sub-memberships will equal the number of home sites in the community. A limited number of Invitational Memberships are also available. These memberships would be for those who do not reside within Trilogy.

If I sell my home what happens to the Membership?

The future buyer of your home assumes the membership use rights provided as part of the Association's Community Membership with their membership payment. You then receive a refund equal to 50% of the initiation fee that was originally paid (barring any incentive accepted, which would nullify the refund). This is subject to change as outlined in the community documents.

As a Member, may I bring guests to the Club?

Twin Mills Club gladly welcomes your friends and family to visit. The goal of the Club is to be as accommodating as possible without interfering with the experience of Members, and thus we expect that there may be a modest guest fee for use of the fitness areas, courts, and aquatic facilities. The restaurant is always open to your guests.



Available elevations may be limited due to Trilogy Lake Norman guidelines and regulations. All included features listed here are per plan and are preliminary and subject to change. Sales: Shea Communities Marketing Company (#C25840); Construction: SHALC GC, INC. (#75061). Homes at Trilogy® Lake Norman are intended for occupancy by at least one person 55 years of age or older, with certain exceptions for younger persons as provided by law and the governing covenants, conditions and restrictions. This is not an offer of real estate for sale, or a solicitation of an offer to buy, to residents of any state or province in which registration and other legal requirements have not been fulfilled. Trademarks are property of their respective owners. Equal Housing Opportunity.

