

TRILOGY® AT VERDE RIVER™ HOA MADE SIMPLE

VERDE RIVER GOLF & SOCIAL CLUB delivers its Members an experience unlike any other, and includes all of the following and much, much more. 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
- Relaxing indoor/outdoor bar
- Charming, classic neighborhood café and market
- 18 Hole Golf course
- Men’s and ladies’ locker rooms
- Full 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 pool
- Tennis, pickleball and bocce courts
- Events Center

	Eligibility	Initiation Fee	Monthly Club Dues ²	Spouse/ Partner Privileges ²	Monthly HOA Dues ²	Quarterly Neighborhood Assessment	Working Capital (One time fee)	Resort Collection Reserve Fund Fee	Refundable Initiation Fee	Golf Access
HOMESTEAD	Required for Homeowners	\$9,000	\$193	Included	Vista, Ranch & Sky: \$189 Resort: \$279	\$3	\$1,134	\$540	75% Of initiation fee, unless incentive was accepted then refund is not eligible	12 Rounds / May – October Limited in-season rounds available as guest of Member; Fees apply

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 Social Members).

How many Memberships will be sold in the Club?

Homestead Memberships are issued to each Owner of a home within the Verde River Community Association in accordance with the Club Provisions. 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 approximately 400 Memberships.

If I sell my home what happens to the Membership?

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

Is the Initiation Fee on Memberships refundable?

Homestead Memberships are refundable at 75% of what was originally paid. By electing to use the builder-paid incentive, Members waive all rights and refunds of any amount paid for the Homestead Membership as defined with the Club Provisions. Further detail on membership resale is available in the Club Membership Plan and Community Membership Agreement, or by speaking with the team from the Membership office.

Why are the community and Club set up this way?

We set up Trilogy at Verde River differently because we’ve learned from other communities that separating HOA functions from Club operations ensures the resort lifestyle is delivered well beyond the involvement of the homebuilder. This model was launched in 2008 at Encanterra® Country Club and has proven to be widely embraced by Owners.

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 will be available to guests of Members, and other areas may require guest fees. These areas include the resort pool, athletic club, tennis courts, and golf.

² Projections for future pricing are subject to change. Effective 01.01.2021

TRILOGY® AT VERDE RIVER™ GOLF MEMBERSHIP MADE SIMPLE

	Eligibility	Initiation Fee	Shea Homes Incentive	Golf Dues ²	Spouse/Partner Privileges ²	Refundable Initiation Fee	Golf Access
PROPRIETARY	Homeowners	\$35,000 ¹	\$5,000 Within 90 days of home close	\$447	\$112	75% Of the current price, up to 100% of amount originally paid	Unlimited
SEASONAL	Homeowners Limited availability	\$43,750 ¹	\$5,000 Within 90 days of home close	\$714 November 1 - April 30	\$179 November 1 - April 30	75% Of the current price, up to 100% of amount originally paid	Unlimited November 1 - April 30
ASSOCIATE	Non Residents Recallable	\$33,500	N/A	\$648	\$161.33	75% Of the current price, up to 100% of amount originally paid	Unlimited

FREQUENTLY ASKED QUESTIONS

Are the Club and golf course public or private?

The golf course, restaurant, and spa will be 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 will be reserved for Members only. Members also receive a preferred rate for golf based on their membership type. The long term plan is to have the Club and course fully private once the community has grown to support the amenities.

Is the Initiation Fee on Memberships refundable?

Proprietary, Seasonal and Associate Members are eligible to be refunded 75% of the current initiation fee of their Membership category, up to 100% of what was originally paid.

What are the privileges of a Proprietary Membership?

Proprietary Members are afforded all privileges of Homestead Memberships, as well as unlimited 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.

¹In addition to Homestead initiation fee. ² Projections for future pricing are subject to change. Effective 01.01.2021

LEARN MORE membership@verderiverclub.com | 480-471-3232 | 28509 North Verde River Way, Rio Verde, Arizona 85263 | Join the Movement. Live Happier.®



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.

