

Please take some time and read the Membership Policies. Small changes are made each year and the policies updated. Many of you have probably not read the policies since you first purchased your home/condo here in Continental Country Club. The Membership Policies will explain questions that you may have about Membership Assignment, Full Member privileges, Associate Member privileges, and Lot Assessments.

Membership Policies

Revised effective May 1, 2006

Contents

*Eligibility
Dependents
Multiple Ownership
CC&Rs Rules & Regulations
Assessments: Payment of Assessment
Transfer of Property Ownership
Annual Meetings
Membership and Benefits
Assigned Membership
Use of Facilities
Hours of Operation
Passes: Member and Non-member*

Eligibility

An owner of property within the Continental Country Club (CCC) development whose property is subject to assessment is eligible for membership in the Country Club upon payment of the annual assessment. If there is more than one owner of a lot, or if the lot is owned by a partnership, family trust, or similar arrangement, all owners of such lot shall designate one (1) person to be "the member." Designation must be submitted to Continental Country Club in writing.

Membership privileges will be denied to owners and their dependents that are delinquent on their assessments for any and all lots. If an individual owns more than one property and assessments have not been paid on any of the properties, membership will be denied. Membership may also be denied to property owners who have an outstanding serious violation of the CC&Rs.

Dependents

The benefits of a member shall be extended to the spouse, dependent children and dependent parents residing in the member's household as their principal place of residence. Dependent children are unmarried children under the age of 21, or unmarried children under the age of 25 who are full-time students. Unmarried members with no dependents shall be entitled to name not more than two of the following to share membership privileges, so long as their principal place of residence is with the member: mother, father, sister brother, child, or co-habitant.

Multiple Ownership

If there is more than one owner for a property, or the property is in a family trust, all owners must designate one member (immediate family) for membership privileges. Family trusts do not allow membership privileges for every person named in the family trust.

CC&Rs and Rules and Regulations

Continental Country Club is a master planned community and all lots are subject to CC&Rs. CC&Rs vary depending on individual subdivisions. Owners are provided copies of CC&Rs by the title company at the close of escrow; additional copies of the CC&Rs are available at the Continental Country Club office. Violations of CC&Rs are subject to fines and/or liens placed upon the property if not taken care of within the allotted time.

Assessments

The assessments levied by the Continental Country Club Homeowners Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the development by improvement and maintenance to the common areas and the services and facilities located thereon. Assessments are billed annually in December.

Payment of Assessment

The annual assessment is due on January 1 and becomes delinquent if not paid by January 31 (after which it accrues interest at a rate of 2% per month). A lien will be recorded in the Coconino County Recorder's Office against any property for which the lot assessment has not been paid by April 1. A lien fee will be charged to cover the costs associated with filing the lien and lien release. An owner of more than one lot is responsible for payment of the assessment for each lot. Assessments are made on a per lot basis in accordance with the original plat maps and CC&Rs. Lots that have been combined by the county are still considered multiple lots by Continental Country Club.

Transfer of Property Ownership

Continental Country Club reserves the right to assess a transfer fee of \$750 upon notification that ownership of a property is being transferred. Continental Country Club reserves the right to assess an additional inspection fee of \$50 for all single-family residences transferring ownership to ensure there are no outstanding violations of the CC&Rs and/or Rules & Regulations on the particular property. If there is a CC&R violation on the property, it must be remedied prior to the close of escrow.

Transfer of a property within the immediate family; i.e. parent(s) to children with a quitclaim deed or warranty deed, shall pay a transfer fee of \$150 upon notification of the transfer of title for the property.

Annual Meetings

The Continental Country Club Homeowners Association holds its annual meeting in August. Status of the homeowners association will be reviewed and election of Board Members will take place. Each lot is allowed one vote. Members unable to attend the Annual Meeting may vote by absentee ballot.

Membership and Benefits

Membership in Continental Country Club is required by the CC&Rs. There are currently two categories of membership based on the CC&Rs for each subdivision. The two categories of membership are full and associate. Membership privileges will be suspended for non-payment of assessment or failure to correct CC&R violations.

Benefits available to those persons who live in subdivisions where CC&Rs require an assessment of \$300 annually (**Full Members**) are:

- (1) Enforcement of CC&Rs
- (2) Architectural Control Committee Review
- (3) Maintenance of Common Areas, including Lake Elaine & Walnut Canyon Lake
- (4) Continental Country Club Newsletter
- (5) Use of Clubhouse Pool, Bear Paw Pool & Jacuzzi, Tennis Courts & Fitness Center
- (6) Discount of Golf Green Fees

Benefits available to those persons assessed \$200 annually (**Associate Members**) who live in the subdivisions of Marina Del Lago, Coconino, Canyon Country Club Estates Units II & IV, Continental Country Club Estates Unit II, Sunridge, and Elk Run are:

- (1) Enforcement of CC&Rs
- (2) Architectural Control Committee Review
- (3) Maintenance of Common Areas, including Lake Elaine & Walnut Canyon Lake
- (4) Continental Country Club Newsletter

Associate Members may upgrade to Full Membership by paying an additional \$100 per year.

Assigned Memberships

A member may assign his/her membership privileges from one week to one calendar year pursuant to the following: (a) the assignment form is completed satisfactorily; (b) if a property manager or company is employed to handle the rental, a Designation of Property Management must be on file; (c) personal membership privileges are relinquished; (d) tenants are aware of CC&Rs and Rules & Regulations; (e) tenants with assigned membership privileges may purchase Assignment Membership cards. Card fees are: 2 adult tenants per rental - \$25.00 per person per card; related children of tenants between the ages of 5 and 25, unmarried and full-time students, \$10.00 per child per card

Note: Associate Members *must* pay the upgrade fee of \$100 to assign their membership.

Property owners are automatically assigned personal membership privileges once per year. Should that privilege be assigned to another party and later reclaimed by the owner, there will be no assignment fee. During the assignment period, owners may not exercise membership privileges and assigned memberships may not be split. In other words, assignment shall not be made to two different people/families who do not reside together. Abuse of this privilege may result in suspension of membership.

Use of Facilities

Swimming pools, tennis courts and the Fitness Center are open to our members and their guests only. The golf course is open to the public. To avoid public abuse of our facilities we have issued membership cards to identify those who are entitled to use the facilities for free or at a discounted rate. Therefore, in order to avoid being denied access, you **MUST** present your membership cards when using our facilities. Membership cards are **NOT** transferable. Please do not allow your card to be used by anyone other than yourself. Continental Country Club employees have been instructed to randomly check other forms of identification of users of CCC facilities to verify the intent of cardholders.

Hours of Operation

The Continental Country Club is located at 2380 N. Oakmont Drive in Flagstaff, Arizona. Hours of operations depend on the time of year and will be posted in the newsletter. Golf is a seasonal operation, and dependent on weather. Green fees vary depending on the season as well. Please contact the Pro Shop for course status and current rates. The swimming pool is generally open from mid-May through the mid-September, weather permitting. Hours and schedules are printed in the Continental Newsletter throughout the summer months. Tennis is available as long as the courts are not covered with snow. Hours of operation vary. Call Continental Country Club for further information at 928-526-5125.

A swimming pool, hot tub, and recreation room are available for member use at the Bear Paw Recreation Center on Bear Paw Road. For Bear Paw Recreation Center information, call 928-522-1588.

Passes

The Board of Directors has approved the following passes to allow for relatives, friends and non-members to use the facilities. These rates are approved annually by the Continental Country Club Board of Directors and are subject to change.

Member Passes

- ✓ **Grandkids Pass:** This card entitles grandchildren (16 years old and younger) of the member to use the recreation facilities, with the exception of the Fitness Center. Children under the age of 12 may NOT enter the Fitness Center. Children 12 and under must be accompanied by an adult at the swimming pool and all other recreation facilities.
- ✓ Upon request, Full Members are entitled to one (1) complimentary Grandkids Pass per year/per property.
- ✓ **This pass does not include golf discount.**
- ✓ **Member~Guest Pass:** This card entitles guests of Full members to use the recreation facilities for one (1) day. The daily fee for member's guests shall be \$5 per guest, per day, and must be purchased by the member on the day the guest will use the facilities.
- ✓ Full Members are entitled to one (1) complimentary 6 punch Guest Pass.
- ✓ **This pass does not include golf discount.**
- ✓ **Tennis Keys:** Courts 3-8 are locked courts. Full Members may purchase up to two keys @ \$10.00 per key. Reservations are required for play on these courts by all members.

Non-Member Passes

- ✓ **Annual Recreation Pass:** Non-members of CCC may purchase this card. The cost is \$400.00 for up to four (4) family members. This pass may be used at Bear Paw Recreation Center, CCC Pool, tennis courts, and the Fitness Center. Children under 12 may NOT enter the Fitness

Center. Each member will be issued a card. Cards are not transferable; only the person whose name and picture appears on the front of the card may use it

- ✓ Abuse of this card will result in suspension of the card for all cardholders on this account.
- ✓ **This pass does not include golf discount, daily guest pass or Grandkid pass purchase privileges.**

Annual Recreation Passes are available at the front desk of the Continental Country Club.

Continental Country Club employees have been instructed to randomly check other forms of ID of members using CCC facilities to verify the intent of cardholders.