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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. Membership privileges may also be denied to property owners who are in violation of the CCC Rules.

Dependents

The benefits of a member shall be extended to the spouse and children residing in the member's household as their principal place of residence. 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.

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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 and on the Continental website at www.continentalflagstaff.com. Violations of CC&Rs are subject to fines if not taken care of within the allotted time.

Assessments

Assessments are billed annually in November.

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 1.5% per month and a one-time late fee. A notice of 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 notice of 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 resale disclosure fee of \$400 plus an additional \$1000 Reserve Fund Deposit Fee upon notification that ownership of a property is being transferred.

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 for the various subdivisions. 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 **Full Members** (those persons presently paying an assessment of \$550 annually based on their governing documents or through deed-restricting their lots) are:

- (1) Maintenance of Common Areas
- (2) Use of Clubhouse Pool, Bear Paw Pool & Jacuzzi, Tennis Courts, Pickleball Courts & Fitness Center
- (3) Discount of Golf Green Fees
- (4) CC&R Enforcement

Benefits available to **Associate Members** (those persons who presently pay an assessment of \$365 annually and who have not become Full Members) are:

- (1) Maintenance of Common Areas
- (2) CC&R Enforcement

Associate Members may upgrade to Full Membership by paying an additional \$185 per year. This amount will increase if assessments increase.

Assigned Memberships / Renter Recreation Membership

A Full Member may assign his/her membership privileges to his/her tenants from one month to one calendar year pursuant to the following: (a) the assignment form is completed satisfactorily; (b) a tenant registration form and the payment of \$25 is provided, which includes the beginning and ending dates of the lease and other information required on the tenant registration form; (c) if a property manager or company is employed to handle the rental, a Designation of Property Management must be on file; (d) personal membership privileges are relinquished during the period of the lease; (e) member has provided tenants with a copy of the relevant CC&Rs and Rules & Regulations; (f) tenants with assigned membership privileges may purchase Assignment Membership cards, which are valid for the term of the lease. Card fees are: 2 adult tenants per rental - \$25.00 per person per card; related children of tenants between the ages of 6 and 24, unmarried and full-time students, and \$10.00 per child per card.

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.

As an alternative to assigning membership privileges pursuant to the first paragraph of this section, Full Members may purchase an annual Renter Recreation Membership. The member must also comply with the tenant registration policy by filling out a Tenant Registration Form and paying the applicable fees set forth in the policy. If the member fails to comply with the tenant registration policy, the Association may suspend the rights of any person using the Membership cards provided to the member.

Renters Recreation Membership Fees (billed annually in addition to assessment)

\$250.00	1	Bedroom Home, Townhome, Condo - provides 2 Membership cards
\$500.00	2	Bedroom Home, Townhome, Condo - provides 4 Membership cards
\$750.00	3	Bedroom Home, Townhome, Condo - provides 6 Membership cards
\$1000.00	4+	Bedroom Home, Townhome, Condo - provides 8 Membership cards



Use of Facilities

Swimming pools, tennis courts, pickleball courts and the Fitness Center are open to our members and guests staying at Wyndham Flagstaff Resort. 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.

Hours of Operation

Continental Country Club is located at 2380 N. Oakmont Drive in Flagstaff, Arizona. Hours of operation depend on the time of year and will be posted in the newsletter. Golf is a seasonal operation, and dependent on weather. The swimming pool is generally open from Memorial Day through Labor Day, weather permitting. Bear Paw Recreation Center is open year round. 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 a grandchild(ren (16 years old and younger) of the Full Member to use the recreation facilities, with the exception of 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.
 - Should you need a replacement Grandkids Pass, you may purchase one for \$50.00.

- ✓ **Member Guest Pass:** This card entitles guests of Full members to use the recreation facilities for one (1) day. Guests must be accompanied by a member.
 - Full Members are entitled to one (1) complimentary 6 punch Guest Pass.
 - Additional Guest Passes can be purchased for \$50.00



- ✓ **Day Pass:** This pass entitles non-members use of Continental recreation facilities only. This includes the Continental Swimming pool, tennis courts and pickleball courts. The use of Bear Paw Recreation Center is NOT included.
 - Day Passes can be purchased for \$25.00 per person per day. Children 5 years old and younger are free.

Non-Member Passes

- ✓ **Annual Social Membership:** Non-Members of CCC may purchase a Social Membership. The cost is \$650 for up to four (4) family members. This pass may be used at Bear Paw Recreation Center, CCC Pool, Tennis Courts, Pickleball Courts and the Fitness Center. Children under the age of 14 may not enter the Fitness center. Each member will be issued a card. Cards are not transferrable.
 - **Golf Discounts Included**
 - **Guest Pass Included**
- ✓ **Summer Social Membership:** Non-Members of CCC may purchase a six (6) month Summer Social Membership. The cost is \$450 for up to four (4) family members. This pass may be used at Bear Paw Recreation Center, CCC Pool, Tennis Courts, Pickleball Courts and the Fitness Center. Children under the age of 14 may not enter the Fitness center. Each member will be issued a card. Cards are not transferrable.
 - **Golf Discounts Included**
 - **Guest Pass Included**

Replacement Cards

If you need a replacement card, you may purchase one for \$25.00.