



THE CLIFFS

Schedule of Initiation Fees

Cliffs Membership Office

Mary Campbell, Senior Membership Director

Jessica Trainer, Member Services Coordinator

864-371-1003

clubs@cliffsliving.com

MEMBERSHIP PURCHASE PROCEDURE & GUIDELINES

As a prospective property owner and Cliffs Member it is important the following procedures are taken to obtain a Club Membership.

- The Membership Application & Agreement must be submitted to the Membership Office prior to closing on the property sale. We do run criminal background checks, and they take a couple of days to come back. Once the membership is approved, we will send a confirmation email to you.
- Membership Fees must be submitted to the Membership Office on the date of closing, or within 30 days of the closing.
- Membership Applications are needed for each property being purchased even if the purchaser already has a membership with The Cliffs.
- In the case of purchasing a resale property, Memberships can only be purchased if the seller has an active Membership in good standing.
- In the case of purchasing a bank-owned property, a Membership can only be purchased if a 12% Access Fee is paid. This percentage is based on the lot purchase price. The fee is to be paid to the Club by the seller or buyer at closing.

Membership Applications & Agreements should be sent to one of the following:

- Email to clubs@cliffsliving.com
- Fax to (864) 660-8279
- FedEx/ UPS/ Priority Mail:
Attn: Cliffs Membership Office
3851 Highway 11
Travelers Rest, SC 29690
- Mail to:
Attn: Cliffs Membership Office
PO Box 1279
Travelers Rest SC 29690

GOLF MEMBERSHIP

The Golf Membership provides you with unlimited access to our collection of seven golf courses through our reciprocal play program. As a Golf Member, you enjoy 30-day advance tee times and Club-sponsored Member golf events at your home course. Members have full access to wellness centers, beach club, tennis courts, clubhouses, dining and marina facilities; as well as outdoor activity areas, including hiking and walking trails, equestrian center, private parks and pavilions.

Initiation Fee	\$50,000**
Home Club Improvement Fee	\$2,500**
Legacy/Full Golf Monthly Dues*	\$1,026.81

** The Legacy/Full Golf Membership allows Members to extend Club access to their parents, children and grandchildren over 23, and their spouses without increased dues. Family members share similar privileges as the Primary Member with some limitations. To activate a Legacy Access account please contact the membership department.*

SPORTS MEMBERSHIP

The Sports Membership provides you with a recreational, fitness and social membership. This membership entitles you to full use of The Cliffs' wellness centers, beach club, tennis courts, clubhouses, dining and marina facilities; and full access to outdoor activity areas, including hiking and walking trails, equestrian center, private parks and pavilions. Sports Members have the opportunity to experience The Cliffs' courses with limited golf privileges per year. *

Initiation Fee	\$35,000**
Home Club Improvement Fee	\$2,500**
Sports	\$625.00

** Sports Membership offers 10 golf rounds at your home course and 5 golf rounds at each other course per year. Seven-day advance tee times at the Home Course and three-day advance tee times at reciprocal courses. Cart Fees will apply.*

ACTIVE MEMBERSHIP

The Active Membership provides you with a recreational, fitness and social membership. This membership entitles you to full use of The Cliffs' wellness centers, beach club, tennis courts, clubhouses, dining and marina facilities; and full access to outdoor activity areas, including hiking and walking trails, equestrian center, private parks and pavilions.

Initiation Fee	\$25,000**
Home Club Improvement Fee	\$2,500**
Monthly Dues	\$278.20*

**Multiple Memberships purchased will be billed at the Active Membership Level.*

*** The Initiation Fee and Home Club Improvement Fee are non-refundable one-time fees to be submitted with the membership application.*

ANNUAL FOOD MINIMUM PROGRAM

Resident Members, defined as those Members with a residence on their property or within 125 miles of any Cliffs Club, are asked to support their Club with a food minimum of \$1,200 annually. Non-Resident Members, defined as those living outside a 125-mile radius of any Cliffs Club and without a residence on their property, are asked to spend a minimum of \$600 annually.

Legacy Full Golf Members are not required to meet an annual Food and Beverage Minimum.

Members with multiple Memberships are only responsible for meeting the Food and Beverage Minimum on their Primary Membership.

Members have from January 1 to December 31 of each year to meet the required minimum. Any unmet balance is charged to the Member's account at the end of the year.

Resident Members	\$1,200 annually
Non-Resident Members	\$600 annually

SERVICE CHARGES

All Members are asked to support the food and beverage staff at The Cliffs Clubs with an 18% service charge on all food and beverage purchases. A 20% service charge will be applied to all catering charges.

MONTHLY STATEMENTS

Monthly statements are sent to the e-mail address provided on the submitted application. A \$3 statement fee will be charged for Members that request a mailed statement.

Dues paid by credit card are subject to a convenience fees as described in the Membership Plan.

Statements are sent at the beginning of each month and include dues for that month and all charges made to the account as of that date. This balance is due on the 15th of each month. If such balance is not paid by the last day of the month, a 1.5% late fee will automatically be applied on the past due balance.

GUEST USAGE OF RECREATIONAL FACILITIES

Immediate family of Members are not subject to guest fees at the wellness centers, pools, or recreational facilities. The Club considers a Member's immediate family as children, parents, grandchildren and their associated spouses.

A Member may not be considered a guest of another Member to the extent that, as a guest of such other Member, the Member would (absent this provision) obtain access or privileges not otherwise available to such Member under such Member's applicable category of Membership

A Member may bring up to four guests (not including immediate family) to these facilities without paying a guest fee. Any additional guests are subject to the \$10 per day per person guest fee.

A House Guest (family or friend staying in the Member's home overnight) of the Member may use these facilities without the member, but will pay the guest fee. Day Guests (people only visiting the Club for the day) may not use these facilities without a Member.

Members must register all guests and may do so in advance by calling the applicable Wellness Center. All guests and Members must sign in at the time of visit.

In all guest situations limitations of use may apply or be restricted by the clubs based on proper operations of the facilities and member needs.

SCHEDULE OF FEES

GREENS FEES	<u>Home Club</u>	<u>Other Club</u>
Legacy/Full Golf Members Family Legacy Access	Included in dues \$50	Included in dues \$50
Sports	Included in dues	Included in dues
GUEST FEES <i>(not including cart fee)</i>	<u>Home Club</u>	<u>Other Club</u>
Legacy/Full Golf - Escorted	\$55	\$55
Sports - Escorted	\$70	\$100
All Levels - Unescorted* <i>* Unescorted Guest Fee includes cart fee</i>	\$200	\$200
JUNIOR RATE (does not include cart fee)		
Greens Fee	18-Hole \$25	9-Hole \$15
*Junior is defined as anyone 16 years of age or younger *Junior Members and juniors who are immediate family of Members receive complimentary greens fees for tee times after 12:00 p.m.		
CART FEES	18-Hole \$23	9-Hole \$15
ROVER FEES	18-Hole \$19	9-Hole \$12
ANNUAL CART PROGRAM	Single \$1,300	Family \$1,900
ADD ROVER	\$79	\$99
ANNUAL ROVER ONLY	\$525	\$650
ANNUAL LOCKER PROGRAM	\$125	
ANNUAL BAG STORAGE	\$125	

The applicable fees, dues and charges set forth in this Application and Membership Agreement reflect the current level of fees, dues and charges of Cliffs Club, and are subject to change from time to time, as provided in the Membership Plan (as herein defined). The terms and conditions of membership at any of the Cliffs Clubs are set forth in the applicable Membership Documents, as such term is defined in the Membership Plan, and all statements and information included in this Application and Membership Agreement, including without limitation the description of membership and guest access and privileges, are subject in their entirety to the terms and conditions of the Membership Plan and other Membership Documents, as such may be amended from time to time. Additional fees and charges that are not stated herein may be applicable for additional services or privileges.

TEE TIME ACCESS

Membership Level	Home Club Rules	Reciprocal Rules
Legacy / Full Golf	<ul style="list-style-type: none">- 30 days advanced reservation- Priority Tee Times	<ul style="list-style-type: none">- 7 days advanced reservation- Weekday Tee Times start at 10:30 am- Weekend Tee Times start at 11:00 am
Legacy Family Access	<ul style="list-style-type: none">- 7 days advanced reservation- Tee Times Start at 11:00 am	<ul style="list-style-type: none">- 7 days advanced reservation- Tee Times start at 11:00 am
Sports	<ul style="list-style-type: none">- 7 days advanced reservation- Tee Times start at noon- Restricted Tournament Access	<ul style="list-style-type: none">- 3 days advanced reservation- Tee Times start at noon

TEE TIME POLICY & PROCEDURE

Golf Shop personnel will assign the tee times upon Member request and is based upon availability. Golf Shop personnel have the sole authority to reserve tee times for Members to best accommodate a Member request. Reserved tee time policies are provided for certain membership categories. All players must have a reserved tee time, and all four (4) players' names are to be recorded. Guest play is unrestricted during weekdays; however, on weekends guest play is not permitted before 10:30am. Singles and twosomes play at the discretion of the Golf Shop staff. Fivesomes are not permitted unless otherwise directed by a Golf Professional.

The Golf Shop staff must approve tee time changes. Failure to register within 10 minutes of your tee time may result in forfeiting the tee time. Cancellation without proper notice, or not showing up for a designated, reserved tee time, is cause for forfeiture of future reservation privileges. Additionally, the Club may impose a cancellation fee, which may, in the Club's sole discretion, be billed directly to the Member's Club account without notice.

RECIPROCAL RULES

Reciprocal Programs are subject to revision from year to year, day to day, season to season, club to club at the sole discretion of the ownership and management. Availability for reciprocal play is subject to special events and conditions at a particular course on specific days. Current reciprocal play for Full Golf members not playing on their Home Course is generally 10:30 am weekdays and 11:00 am on weekends.

Property Owners Association Dues (POA) 2018

<u>Community</u>	<u>Annual Dues</u>	
Keowee Vineyards	\$1,650	1/1-12/31
Keowee Falls North	\$1,650	1/1-12/31
Keowee Marina	Wet \$1800 yr/dry \$1700 yr 30ft	pending 2018 fees
Keowee Falls South	\$2032(\$80 Capital Res) *	\$338.68 Working Cap fee at closing
	Salem Water 944-2819 \$24.50	Min. water bill for all land owners
Keowee Falls South slip fee	Slip fee \$1600 per calendar yr	Jan-Dec
Keowee Springs	\$1425 (\$125 Capital Res) *	\$237.50 Working Cap fee
		\$510.72 semi-annual Uverse fee
Dockside slip fee (SPRINGS)	\$1350 annually	Jan-Dec
<u>Neighborhoods*</u>	<u>Quarterly Assessment</u>	
Marina Cottages	\$975	sub to chg in April '18
Club Point	\$1,134 *	
Falls Creek	\$1,750 **	\$1750 Working Cap at closing
Retreat	\$1,400	
Falls South Golf Cottages	\$1,485 *	inc. trash, Irrigation maint, ext paint
Lake Residences	\$2,370 *	
Residence Club share (4/1-3/31)	2811.03 *	hskpg 3 nights \$180/4 nights \$291

*Each Neighborhood has a monthly regime fee is billed quarterly to the PO based on their certificate of occupancy date.

<u>Scott Carlton</u>	<u>Kristi Bishop</u>	<u>IPM Management</u>
scarlton@carltonpropertyservices.net O: (864) 238-2557 C: (864) 414-7052	kristi@keoweevineyardspoa.com (864) 655-7112 (office) (864) 313-8309 (cell) (864) 895-2877 (fax) Handles POA & ARB P.O. Box 1591, Greer SC 29652	Lisa Ware, closing coordinator PO Box 580, Arden, NC 28740 (828) 650-6875 lware@ipmhoa.com Paralegals go to Homewisedocs.com for payoff less than 10days is a rush w/fee.
<u>Tammy Clark: KFS HOA</u> tammyclarkcet@cs.com F: (864) 610-9781 (Attn: Tammy) O: (864) 610-9780		
*Scott charges \$150 Transfer fee at closing		**IPM charges \$50 transfer fee at closing