



## FREQUENTLY ASKED QUESTIONS AND ANSWERS

**Q: *What is Vineyards Country Club?***

A: Vineyards Country Club (the "Club") is a private, non-equity club located in the Vineyards residential community (the "Community") which is situated in Collier County, Florida, and features exceptional golf, tennis, swimming, fitness and social facilities. The Club is offering a limited number of Full, Sports, Lifestyle and Social memberships.

**Q: *Who owns the Club Facilities?***

A: Vineyards Country Club, Inc., a Delaware for-profit corporation (the "Owner"), doing business as the Club, will own and operate the Club Facilities.

**Q: *What facilities will the Club offer?***

A: Members, their families and guests will enjoy the following exceptional Club Facilities:

- The South Course, which is an 18-hole championship golf course designed by William Amick and related practice facilities;
- The North Course, which is an 18-hole championship golf course designed by Mark McCumber and related practice facilities;
- 12 Har-Tru tennis courts, including 6 lighted courts;
- Tennis pavilion includes men's & women's locker rooms and a tennis pro shop;
- Swimming complex which includes a swimming pool, wading pool, whirlpool and poolside dining facilities;
- Clubhouse consisting of approximately 70,000 square feet which includes formal and informal dining facilities, banquet facilities, an exercise and fitness center, a lobby bar, cocktail lounge, men's and woman's locker room facilities, a pro shop and golf cart barns; and maintenance facilities.

**Q: *What membership categories will be offered at the Club?***

A: The Club will offer four categories of non-equity membership: Full Membership, Sports Membership, Lifestyle Membership and Social Membership. Each category of non-equity membership provides certain rights and privileges to use the Club Facilities which are more fully described in the Membership Plan. Non-equity memberships do not convey any voting rights or ownership interests.

**Q: *How many memberships will be offered in the Club?***

A: The total number of all memberships in the Club is limited to the total number of residential units that have been or will be constructed in the Community. The total number of Full Memberships shall be 750 and the total number of Lifestyle Memberships shall be 250. Although the total number of Full Memberships and Lifestyle Memberships is limited, the total number of Sports Memberships and Social Memberships is limited only by the overall cap on the total number of memberships.

**Q: *What are the special features of membership in the Club?***

A: In addition to exceptional Club Facilities and an extensive array of programs and activities for members and their families, membership in the Club currently offers a number of attractive benefits, including:

- **Inspections** – The Club will have the USGA and USTA inspect the golf courses and tennis courts respectively on a bi-annual basis and publish the inspection reports to the members. The Club’s golf and tennis facilities will be maintained to these standards.
- **Family Privileges** – A member, his or her spouse and their unmarried children, under the age of 24 who are living at home, are in college or serve in the military, are entitled to membership privileges without having to pay additional membership dues.
- **Immediate Family Privileges** – The parents, children who do not fall within the definition of family, grandparents, grandchildren and great-grandchildren of the member and spouse and the spouses of such family members may use the Club Facilities upon payment of preferred fees.
- **No Assessments** – Members are not subject to either operating or capital assessments.
- **Inheritability** – Upon the death of a member, the membership can be transferred with a fee to his or her spouse or adult child or grandchild.
- **Club Newsletter** – Members will receive a periodic newsletter containing information about events and activities at the Club and other items of interest.
- **Website** – The Club’s website located at [www.vineyardscountryclubnaples.com](http://www.vineyardscountryclubnaples.com) provides members with access to important up to date Club information.

**Q: *Will my family members be welcome at the Club?***

A: Yes. The ability to spend quality time with members of the family is of paramount importance these days. The Club is committed to providing a pleasant environment where this can be accomplished. Each membership in the Club is a family membership, which includes full privileges for spouses and unmarried children under the age of 24 who either live at home, are in college or serve in the military. The Club intends to provide programs and activities that are appealing to family members of all ages. A member’s immediate family will be permitted to use the Club Facilities in accordance with the member’s category of membership upon payment of preferred fees. The immediate family shall include the children over the age of 24, parents, brothers, sisters, grandparents, grandchildren and great-grandchildren of the member and spouse and the spouses of such family members.

**Q: *May I invite guests to the Club?***

A: Yes. Having your friends enjoy the Club’s outstanding facilities with you is a wonderful attribute of membership in the Club. Therefore, members are entitled to have guests use the Club Facilities in accordance with the privileges granted by the member’s category of membership and in accordance with the Rules and Regulations of the Club. The member sponsoring the guest will be responsible for the payment of the applicable guest fees established by the Club from time to time.

**Q: *Will there be any other types of membership available in the Club?***

A: The Club may offer certain other use privileges as described in the “Other Use Privileges” provision of the Membership Plan.

**Q: *Who is eligible to acquire a membership in the Club?***

A: Memberships in the Club will be offered to purchasers of residential units or lots in the Community who are approved for membership. The Club will also offer memberships to other persons designated by the Owner who are approved for membership, including persons who do not own a residential unit or lot in the Community.

**Q: Can I arrange to have my membership transferred to the subsequent purchaser of my residential unit or lot?**

A: In the event the Club has a waiting list to purchase memberships, current members who are Vineyards residents may arrange for the Club to reissue their membership to the buyer of their Vineyards residence so the prospective home buyer can be placed at the top of membership purchaser's waiting list. Buyer must be approved for membership and pay the Club a one-time, non-refundable initiation fee at the prevailing rate to be retained by the Club. No amount will be refunded to the retiring member/home seller.

**Q: Can members be assessed to cover any operating deficits or capital improvements?**

A: No. Members will not be subject to any liability for capital or operating assessments for the costs and expenses of ownership or operation of the Club or the Club Facilities. The Owner will pay all operating deficits incurred in the operation of the Club Facilities and will retain all operating revenues resulting from operation of the Club Facilities.

**Q: How do I become a member?**

A: To become a member of the Club, unless a former member of the previous equity membership program who elects to defer their refund, you must submit to the Club a fully completed and signed Application for Membership Privileges and Membership Agreement along with a check in the amount of the required non-refundable initiation fee. In the event your Application is not acted upon favorably, the initiation fee will be returned in full, without interest.

**Q: Will I be able to finance my membership?**

A: Yes. Please inquire about financing options with the Membership Director.

**Q: What if I have additional questions?**

A: Please contact the Membership Director at: 239-353-6101

*This is a general description of the membership opportunities available at Vineyards Country Club and should not be relied on for the purpose of deciding to acquire a residential unit or lot in the Community or a membership in the Club. The complete Membership Plan is available upon request at the Membership Office.*