

The Boulders Club - Golf Course Membership Info

The Boulders Club, a semi-private country club for club members and resort guests, features a 6,811-yard, par 72 championship North Course and a 6,726-yard, par 71 championship South Course, both designed by Jay Morrish.

The Boulders is world renowned as one of the finest golf resorts in the western United States. The courses are considered the most demanding in the Southwest and are known for their rugged beauty.

The course offers 36 challenging holes, golf pro shop, fitness center and restaurant. The Boulders Club amenities include golf, tennis, spa and dining. The facilities are open to the public and area residents have the option of becoming members of the club under a full Golf Membership.

If you are interested in becoming a member of The Boulders Club, please contact the Membership Sales Manager, Brandon Christensen at 480-488-7312 or Brandon.Christensen@Hilton.com.

Following this cover-page you will find:

- Premier golf membership flyer
- Golf membership email from Brandon Christensen
- The Boulders Club membership application
- Boulders Members Troon Benefits

MEMBERSHIP

CATEGORIES



THE BOULDERS CLUB

PREMIER GOLF MEMBERSHIP

Refundable Initiation Fee.....	\$60,000
Non-Refundable Initiation Fee.....	\$50,000
Monthly Family Dues.....	\$664
Monthly Individual Dues.....	\$509

PRIVILEGES INCLUDE:

- Use of both The Boulders' Championship golf courses.
- Tee times reserved up to 7 days in advance of members and their Guests on the designated course reserved exclusively for Boulders Golf Members.
- Resort Course tee times available with 24 hour advanced notice.
- Golf privileges for up to 3 accompanied guests per day paying the Member Accompanied rate.
- Extended family members receive 15% discount off of the then-current Member Guest greens fee when accompanied by a Premier Golf Member.
- Access to the Spa at The Boulders including locker rooms, workout facilities and fitness classes.
- Participation in Men's and Women's Golf Associations, which sponsor the Club Tournaments.
- Use of the tennis courts with court times reserved 48 hours in advance.
- Complimentary use of the golf club practice facility.
- 20% discount on all spa treatments and salon services.
- 20% discount on all retail purchases at four onsite outlets.
- 20% food and beverage discount at Palo Verde, The Grill Kitchen + Bar and The Spa Café. Excludes Spotted Donkey Cantina.
- 10% discount off of the best available rate when booking rooms at The Boulders Resort & Spa.
- 20% food and beverage discount on catered events held at The Club, The Resort or private residence.
- Initiation fee is 80% refundable when transferred (See membership plan for details).

THE SPA AT THE BOULDERS RATES

MEMBER PRICING:

Fitness Center Privileges.....	No Charge
Fitness Classes.....	No Charge
Fitness Assessment.....	\$116
Personal Training.....	\$65
Pilates.....	\$74



GOLF RATES

Guest Fees

\$110 in peak season
 \$90 in shoulder season
 \$45 in summertime

Cart fees for Golf Members

\$25 per person for 18 holes
 \$15 per person for 9 holes

Annual Club Cart Fee

\$1,954 per family
 \$1,306 per individual

Trail Fee

\$16 per person for 18 holes
 \$11 per person for 9 holes

Annual Private Cart Fee

\$1,168 per family
 \$787 per individual

Range Fee - Social Members

\$20 Daily
 \$200 Monthly

Club Storage

\$175 per year

Club Locker

\$150 per year





John Payne <john@unitedcountryaz.com>

The Boulders Club - golf membership info

Brandon Christensen <Brandon.Christensen@hilton.com>

Fri, Nov 9, 2018 at 10:50 AM

To: John Payne <john@unitedcountryaz.com>

Cc: Stewart Larsen <slarsen@thelarsencompany.com>

Online link for pricing: http://media.ezlinksgolf.com/Ind-TheBoulders/layout_images/flier.JPG

I've attached the flyer as well...feel free to use either (same info).

Thank you for your interest in the Boulders Club. We have recently completed an addition to the Clubhouse which includes an expansive outdoor terrace and also a complete renovation to the men's and women's locker rooms. At the Boulders, members are never asked to pay any assessments or food & beverage minimums allowing members to enjoy upgraded facilities at no additional cost. And, members receive full access to the award winning Boulders Spa, including 30-40 weekly group fitness classes. Additional amenities at the Boulders include two fitness centers, three pools, and five restaurants.

We offer 80% refundable initiation fees and our monthly dues are among the lowest in North Scottsdale, creating exceptional value for the great golf courses and impressive amenities available at the Boulders. We are also affiliated with Troon Golf allowing golf members the privilege to play other Troon private and public courses at great discounts. <http://www.troonprive.com/index.php>

I've attached our current membership pricing and information. ***Residency is not required for the Premier Golf Membership!***

Please let me know if you have any questions. I'd be happy to discuss membership further. Or, if your schedule allows, I'd be happy to give you a tour of the property at your convenience.

Please enjoy our latest videos:

Boulders North Course - <https://birdiegolf.tv/arizona/boulders-courses/north/>

Boulders South Course - <https://birdiegolf.tv/arizona/boulders-courses/south/>

Boulders Resort - <https://youtu.be/A5dBcuyq5bg>

Have a great day!

BRANDON CHRISTENSEN

MEMBERSHIP DIRECTOR

BOULDERS RESORT & SPA

T 480 488 7312 | F 480 488 1845 | Brandon.Christensen@theboulders.com

34631 N TOM DARLINGTON DRIVE | P.O. BOX 2090

CAREFREE, AZ 85377 | USA



bouldersclub.com | facebook.com/thebouldersgolfclub | instagram.com/thebouldersgolfclub | theboulders.com

From: John Payne [mailto:john@unitedcountryaz.com]

Sent: Friday, November 09, 2018 10:40 AM

To: Brandon Christensen

Cc: Stewart Larsen

Subject: The Boulders Club - golf membership info

[Quoted text hidden]

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2 attachments

 **The Boulders Membership Application - CS.pdf**
136K

 **Troon Prive and Advantage.pdf**
188K

THE BOULDERS CLUB

MEMBERSHIP APPLICATION

I. INFORMATION

PERSONAL

Applicant's Name _____

Social Security Number _____ Birth Date _____

Spouse's Name _____ Birth Date _____

Social Security Number _____ Anniversary Date _____

Local Address _____

Number Street State Zip Code

Out of Town Address _____

Number Street State Zip Code

Telephone: _____ Telephone: _____
Local Residence () _____ Out of Town () _____

Fax Number () _____ Email: _____ Spouse's Email: _____

Unmarried children under the age of 23:

<u>Name</u>	<u>Birth Date</u>	<u>Charge Privileges</u>	
_____	_____	Yes <input type="checkbox"/>	No <input type="checkbox"/>
_____	_____	Yes <input type="checkbox"/>	No <input type="checkbox"/>
_____	_____	Yes <input type="checkbox"/>	No <input type="checkbox"/>

BUSINESS

Applicant's Company Name _____ Title _____

Business Address _____

Telephone () _____ Years in Present Employment _____ θ Retired _____

Fax Number () _____

Applicant's Education _____

Applicant's Current Professional Memberships _____

Applicant's Past Professional Memberships _____

Applicant's Career/Academic Awards, Honors and Activities _____

Spouse's Company Name _____ Title _____

Business Address _____

Telephone () _____ Years in Present Employment _____ θ Retired _____

Fax Number () _____

Spouse's Education _____

Spouse's Current Professional Memberships _____

Spouse's Past Professional Memberships _____

Spouse's Career/Academic Awards, Honors and Activities _____

CLUB REFERENCES

1. _____
Name of Club/Organization _____ Year Accepted _____

_____ Type _____ Address _____

() _____
Telephone _____ Contact Person _____ Present/Former Member _____

2. _____
Name of Club/Organization _____ Year Accepted _____

_____ Type _____ Address _____

() _____
Telephone _____ Contact Person _____ Present/Former Member _____

THE BOULDERS CLUB MEMBER REFERENCES

(Must be personally known)

1. _____
Name _____ Address _____

_____ () _____
Years Known _____ Telephone Number _____

2. _____
Name _____ Address _____

_____ () _____
Years Known _____ Telephone Number _____

II. MEMBERSHIP AGREEMENT

A. PURCHASE OF MEMBERSHIP

The undersigned hereby applies for the following category of membership in The Boulders Club (the "Club"):

<u>MEMBERSHIP CATEGORY</u>	<u>INITIATION FEE</u>
REFUNDABLE PREMIER MEMBERSHIP	
<input type="checkbox"/> Premier Golf Membership	\$60,000
<input type="checkbox"/> Premier Social Membership	\$21,000
<input type="checkbox"/> Premier Clubhouse Membership	\$15,000
NON-REFUNDABLE MEMBERSHIP	
<input type="checkbox"/> Premier Golf Membership	\$50,000
<input type="checkbox"/> Premier Social Membership	\$15,750
<input type="checkbox"/> Premier Clubhouse Membership	\$11,250

I hereby agree to pay the required initiation fee indicated above and submit a check in the correct amount herewith. I hereby elect the following dues category with respect to my membership:

- Family
- Individual

I hereby agree to pay the required membership dues for the category of membership selected. The amount of dues for each membership category is described in the Schedule of Dues, Fees and Charges, as it may be amended from time to time.

If accepted as a member of the Club, I agree to abide by all restrictions, limitations, rules and regulations as may be established from time to time by the Board of Directors of the Club and to pay as billed all dues, food and beverage charges, and other charges of membership and all fees and charges incurred by me, my family or guests for services or use of the Club Facilities. I understand that a membership in The Boulders Club is subject to termination without refund of any portion of the membership initiation fee for violation of the Rules and Regulations of the Club upon finding of such by the Board of Directors of the Club.

Membership is contingent upon approval by the Club, which approval shall be at its discretion. Upon signing this application, the undersigned authorizes the disclosure and release of information to the Club for investigating my qualifications for membership, including my credit history.

B. RESIDENCY

[Please check applicable box]

- I hereby represent that I own a Residential Lot (as defined in the Club Membership Agreement and By-Laws) in the Boulders residential community.
- I hereby acknowledge that I do not own a Residential Lot (as defined in the Club Membership Agreement and By-Laws) in the Boulders residential community ("Non-Resident"). Note, the Club may not issue Premier Social or Premier Clubhouse Memberships to Non-Residents.

C. CONVERSION/UPGRADE FOR REFUNDABLE MEMBERS ONLY.

A Member with a refundable Membership may only convert his or her Membership to a refundable Membership of another classification or sub-classification. A Member with a non-refundable Membership may not convert his or her Membership to another classification.

D. REFUND OF INITIATION FEE (Refundable Members Only)

A Premier Member who terminates the membership will receive 80% of the then current initiation fee for his or her category of membership, without interest, at such time as the member's name is removed from the transfer list, as provided in the Membership Plan and Membership Agreement and By-Laws, as amended and restated.

Memberships will be removed from the transfer list and the above payment to members made on a first terminated, first refunded basis in accordance with the Membershps Agreement and By-Laws of the Club.

Upon the death of a member and by giving written notice to the Club, the surviving spouse, if any, may elect to: (i) continue the membership privileges without having to pay any additional initiation fee; or (ii) terminate the membership. In the event there is no surviving spouse, the death of the member shall result in the automatic termination of the membership. Memberships that are terminated based on the death of a member shall be refunded in the same manner as any other similar membership in the Club.

The obligation to repay the initiation fee shall be subject to set-off for all amounts due under the Membership Plan, and the Membership Agreement and By-laws, as amended and restated and Rules and Regulations (collectively, the "Membership Plan Documents") and this Membership Application which remain unpaid on the repayment thereof.

E. NON-REFUND OF INITIATION FEE (Non-Refundable Members)

A Non-Refundable Member in any category will not receive a refund of initaiton fee or payment after resignation or other termination of his or her membership.

Upon the death of a member and by giving written notice to the Club, the surviving spouse, if any, may elect to: (i) continue the membership privileges without having to pay any additional initiation fee; or (ii) terminate the membership. In the event there is no surviving spouse, the death of the member shall result in the automatic termination of the membership.

F. ACKNOWLEDGMENT OF MEMBERSHIP RIGHTS

Membership in the Club permits the member to use the Club Facilities in accordance with the Membership Plan, the Membership Agreement and By-Laws, as amended and restated, and the Rules and Regulations. Membership in the Club is not an investment in the Club or its facilities and does not give a member a vested or prescriptive right or easement to use the Club Facilities. Membership in the Club does not provide a member with equity or ownership interest or any other property interest in the Club. A member only acquires a revocable license to use the Club Facilities in accordance with the terms and conditions of the Membership Plan, Membership Agreement and By-Laws, as amended and restated, and Rules and Regulations as the same may be amended from time to time in accordance with their respective terms, and this Membership Application. The Club reserves the right to modify the Membership Plan, the Membership Agreement and By-Laws, as amended and restated (subject to the restrictions on amendments set forth therein), and the Rules and Regulations, to reserve memberships, to discontinue operation of any Club Facilities, to sell, lease or otherwise dispose of the Club Facilities in any manner whatsoever and to any person whomsoever, to add, issue or modify any type or category of membership, to convert the Club into a membership-owned club, and to make any other changes in the terms and conditions of membership or in the Club Facilities available for use by members. In the case of any sale or lease of the Club Facilities, the buyer or lessee shall take subject to the terms of the Membership Plan, Membership Agreement and By-Laws, as amended and restated, and Rules and Regulations of the Club.

I hereby acknowledge that the use of the Club Facilities and any privilege or service incident to membership is undertaken with knowledge of risk of possible injury. I hereby accept any and all risk of injury to myself, my guests and my family sustained while using the Club Facilities or while involved in any event or activity incident to membership in the Club. I agree to release Wind P1 Mortgage Borrower L.L.C. (the "Company"), doing business as the Club, any manager of the Club Facilities, their affiliates, their successors and assigns and their respective directors, officers, partners, members, shareholders, employees, representatives and agents and the members of the Advisory Board of the Club and any Club committee in accordance with the provisions of the Rules and Regulations of the Club.

G. MEMBERSHIP PLAN DOCUMENTS

I hereby acknowledge receipt of The Boulders Club Membership Plan, Membership Agreement and By-laws as amended and restated May 23, 2008, and Rules and Regulations and that I have read and understand them, and agree to be bound by the terms and conditions thereof as the same may be amended from time to time in accordance with their respective terms. I further acknowledge that I am not relying on any oral representations in acquiring a membership in the Club.

This Membership Application may not be amended or modified, nor shall any waiver of any provision hereof be effective, except by an instrument in writing executed by the undersigned and the Club. This Membership Application shall be governed by and construed and enforced in accordance with the laws of the State of Arizona, without giving effect to principles of conflicts of law.

If the applicant is married, both spouses must sign below.

Dated: _____, 20__ _____
Applicant's Signature

Dated: _____, 20__ _____
Spouse's Signature

This Membership Application shall not be binding on the Club until the acceptance below is signed.

ACCEPTED BY:
THE BOULDERS CLUB

By: _____
Authorized Representative

Date: _____, 20__

The Boulders Club
Mailing: PO Box 2090
Physical: 34831 North Tom Darlington Drive
Carefree, AZ 85377
(480) 488-7312



THE BOULDERS

Boulders Members Troon Benefits

Troon Privé

Golf members at The Boulders have the privilege to play at private clubs across the country for the host clubs cart fee rate. Also, members are entitled to bring up to three guests that will play for the host clubs accompanied rates. Each golfer can play up to (6) rounds at any given facility in one calendar year. (This benefit is limited to (3) visits for clubs in same geographic market). Rounds are subject to the host clubs advance booking policy for unaccompanied guest/reciprocal play.

To Request a tee Time:

1. Visit www.troonprive.com
2. Click on the TROON PRIVÉ PRIVILEGE button
3. Click on the REQUEST A TEE TIME button
4. Fill out Registration Form
5. The Requested Club will contact you back directly with Tee Time Availability

Troon Advantage

Golf members of The Boulders are invited to take advantage of very special rates at participating Troon Golf facilities worldwide. Each member and up to three guests can enjoy great courses and destinations at incredible rates around the world. All tee time requests can be made up to 30 days in advance and are subject to availability.

To Request a tee Time:

1. Visit www.troonadvantage.com
2. Click on your desired state
3. Choose your desired Golf Club
4. Click on the REQUEST A TEE TIME button
5. Fill out Registration Form
6. The Requested Club will contact you back directly with Tee Time Availability