

# THE ROCKS

LUXURY RESIDENCE CLUB  
Scottsdale

## Frequently asked questions



### WHAT IS THE ROCKS LUXURY RESIDENCE CLUB?

The Rocks Luxury Residence Club is a private, member-owned Club comprised of 40 luxuriously furnished three- and four-bedroom villas and an elegant member's lodge, all of which are managed and operated for the owners by Troon Golf. The Rocks Club is located on 22 acres of breathtaking high Sonoran Desert in the heart of prestigious North Scottsdale, Arizona. The club is nestled among the area's top golf courses which include Troon North Golf Club, The Golf Club Scottsdale, Whisper Rock Golf Club and Estancia Golf Club. The Rocks' property offers dramatic topography, stunning boulder features and spectacular views of Pinnacle Peak, Troon Mountain, and Four Peaks.

### WHAT CAN I EXPECT TO FIND IN EACH THREE- AND FOUR-BEDROOM VILLA?

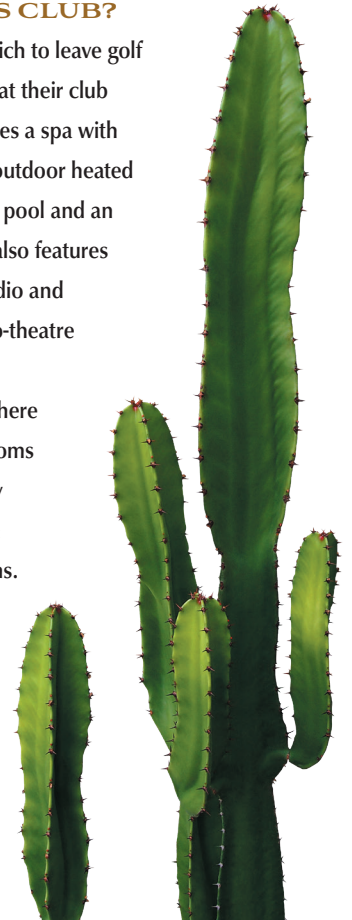
Each three-bedroom villa has two luxurious master-bedroom suites and each four-bedroom villa has three master-bedroom suites. At the heart of each villa is a spacious living/dining room featuring a natural gas fireplace and a state-of-the-art entertainment system (with stereo surround sound delivered to all rooms in the villa). Each kitchen is fully-equipped with top-of-the-line appliances such as Wolf ranges and ovens and Sub-Zero refrigerators. Each villa has a two car garage with ample space for owners' personal, year-round storage. Each villa also has its own private lounging terrace with an outdoor, heated pool/hot tub and beautiful waterfall. Also located on each terrace is a built-in, stainless steel barbeque grill, a wood burning Chimenea and an outdoor dining table from which an owner can enjoy a casual breakfast or sunset dinner amongst the dramatic backdrop of the high Sonoran Desert. For those wanting to stay in touch with the business world, each villa is equipped with its own computer work center offering high-speed Internet access, a stereo sound system, a printer, and fax.

### WHAT TYPE OF CONSTRUCTION MATERIALS WERE USED TO CREATE THE ROCKS CLUB?

The member's lodge and individual villas are designed with stone and other natural materials to be reminiscent of the great haciendas of the Southwest. Through the use of natural woods, stone and masonry the property is finished to a high level of detail and quality. Barrie Connolly, with the help of her design team, then finished each villa by creating a warm and inviting atmosphere through lavish furnishings. The villas and member's lodge embody a true feel of elegance while maintaining a casual charm that is sure to make you feel right at home.

### WHAT AMENITIES ARE OFFERED AT THE ROCKS CLUB?

Owners have permanent storage in which to leave golf clubs, clothing and any personal items at their club year round. The member's lodge features a spa with private massage/treatment rooms, an outdoor heated lap pool, an outdoor heated swimming pool and an outdoor hot tub. The member's lodge also features a complete athletic facility offering cardio and strength training equipment and cardio-theatre televisions allow owners to watch their favorite programs while working out. There are both men's and women's locker rooms featuring spacious lockers, comfortably furnished lounging areas, showers with waterfall showerheads and steam rooms. Members also have a beautifully appointed bar/lounge and billiards room which are terrific places for owners to enjoy a late evening after dining out in Scottsdale or as a place to watch the end of a close golf tournament.



## WHAT TYPE OF SERVICES ARE OFFERED AT THE ROCKS CLUB?

Although owned by its members, The Rocks Club is designed to provide all the service and amenities of a fine hotel. Services at The Rocks Club include an attentive staff that is available 24-hours a day to anticipate your needs. The Rocks Club's Concierge Staff will be hard at work even before you arrive for your vacation by providing the pre-arrival grocery shopping service so that your kitchen is fully stocked upon your arrival. Additionally, the concierge will ensure everything is in order relating to booking your desired tee times, confirming dinner reservations at your favorite local restaurants and arranging for spa/massage treatments. The Concierge Staff is also terrific at putting together parties for those special events and anniversaries. The staff is always available to assist owners upon their arrival with luggage and obtaining any items needed from the owner's personal, year around storage.

The Rocks Club also offers complete food and beverage service. A chef is on staff to create each morning's delicious continental breakfast service in the member's Lodge. Additionally, the chef creates a wonderful daily lunch menu and their team can also prepare a romantic gourmet meal in the comfort and privacy of your own villa. If you love to grill, try the "Ready to Grill" dining option. When you return from your daily activities, our chef will have a dinner marinating in your refrigerator that is ready for you to throw on your grill.

Part of the appeal of the Rocks Club is having a hassle-free, maintenance free vacation home that affords you the luxury of owning a vacation home without the hassles of maintaining it. The Rocks Club has created this ease of ownership by providing daily housekeeping services and complete on-site maintenance staff services to ensure everything runs smoothly and efficiently for your vacation. Managed by your own General Manager, his team of professionals will ensure you spend your vacations, vacationing.



## ARE THERE GOLF PRIVILEGES AT THE ROCKS CLUB?

Being an owner of The Rocks Club affords you terrific access to many of the areas top golf courses. Courses such as Troon North Golf Club's Pinnacle and Monument courses, The Boulders, Eagle Mountain, Kierland, Estrella Mountain Ranch Golf Club, The Phoenician and Whirlwind Golf Club are just a few of the 11 area clubs and courses that Rocks Members have privileged access to. Through Troon Golf, Rocks owners are entitled to substantial discounts at all of these golf clubs. Additionally, owners are entitled to 90-day in advance priority tee time reservations and member charging privileges.

## HOW IS OWNERSHIP IN THE ROCKS CLUB EVIDENCED?

Buying at The Rocks Club is like buying any other piece of real estate in the country. Owners receive a Special Warranty Deed that is recorded and then guaranteed by a Title Insurance Policy insured by Land Title Agency of Arizona. Ownership consists of an undivided 1/7th deeded interest to one of the club's three- or four-bedroom villas. Members also have an undivided ownership interest in all villa furnishings, the member's lodge and all common areas.

## IS THE ROCKS CLUB CONSIDERED A TIMESHARE?

No. Timesharing typically provides for a right of usage via a Lease that extends out 29 or 31 years and then reverts back to the Developer. Timeshare is characterized by owners leasing the right to use a specific unit for a specific week with zero flexibility unless the owner enters into a trade system.

In contrast, The Rocks Club provides its owners with a real estate deed that is guaranteed by a Title Insurance Policy. The Deed you receive is the same as if you bought any other piece of property in the country and therefore affords you the ability to sell it when you want, how you want and/or pass it on to your children and future generations. Rocks Club

owners may use any of the club's beautifully furnished villas and they have the ability to visit whenever they want, as often as they want, each and every year. The Rocks Club is essentially a private club for owners to use with their family and friends. It is similar to membership in a prestigious equity golf club.

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**WHY DID YOU CREATE THIS TYPE OF OWNERSHIP CONCEPT?**

Shared ownership was developed to provide homeowners with a high quality second home with luxury hotel type amenities and services at a cost that is more commensurate with the amount of time an owner uses their second home. The concept makes a lot of sense for a great many people because it provides all the benefits of second-home ownership in the beautiful North Scottsdale area with zero headaches. Actually, the typical headaches of second-home ownership are now replaced with five-star service and amenities.

**ARE THERE LUXURY RESIDENCE CLUBS LIKE THIS ELSEWHERE?**

There are over 60 Private Residence Clubs located in areas throughout the United States. They are predominantly located in ski resort towns throughout the west where real estate prices have escalated beyond the point which people are will to pay for a second home when they know they will only use it a few times each year.

A willing pioneer of the Private Residence Club concept and the developer of The Rocks Club, Timbers Resorts has taken the concept of Private Residence Club ownership to a new level through its introduction of the Luxury Residence Club. Incorporating the finest real estate location(s) with the finest in craftsmanship, construction and unparalleled services, Timbers Resorts has taken vacation home ownership to a place you'll want to be. Timbers Resorts has created several beautiful Luxury Residence Clubs which in addition to The Rocks Club includes the Timbers Club at Snowmass in Aspen/Snowmass, Colorado, Esperanza Resort in Los Cabos, Mexico, Castello di Casole in Tuscany, Italy and more. To explore a full list of Timbers Resorts please visit [www.timbersresorts.com](http://www.timbersresorts.com).

**DO OWNERS/MEMBERS PAY ANNUAL ASSESSMENTS?**

Yes, in keeping with The Rocks Club's goal of providing ownership to hassle-free, maintenance free real estate, the club's staff will handle all the details of maintain the club and its villas. On behalf of the homeowner's association, the club's professional management team will collect annual dues from owners and then manage payment of all utilities, property taxes, insurance, staff salaries, supplies, materials, maintenance, trash removal and accounting fees. A portion of your annual dues also goes toward contributing to a capital reserve fund for future repair and replacement needs.

**DO MEMBERS PAY FOR EXTRA USAGE OF THEIR ROCKS CLUB?**

No, regardless of how often an owner visits their Rocks Club, they will never pay additional fees. They are simply owners of a private club and their usage of the club, no matter how frequent, is always strongly encouraged and no additional cost.

**WHAT TYPE OF HOUSEKEEPING SERVICES ARE PROVIDED AT THE ROCKS?**

Housekeeping services include daily bed making, fresh towels and trash removal in addition to a complete Villa cleaning at the end of occupancy. As an added option, Members and guests may request complete mid-week maid service as well as full daily maid service. Housekeeping is paid daily while in residence at a rate of \$75/day.

**CAN INDIVIDUALS, FAMILIES AND/OR COMPANIES OWN AT THE ROCKS?**

Yes, because ownership to The Rocks Club is evidenced by a real estate deed, ownership may be held by any natural person, trust, corporation or partnership that is recognized by the state of Arizona as being legally formed or able to hold title to real estate.

**WHO CONTROLS THE AFFAIRS OF THE CLUB?**

Each owner of The Rocks Club is a member of the homeowner's association and has a right to vote on matters affecting the club. The member-elected Board of Directors will oversee the day-to-day operation of the club with the club's management company, Troon Golf. Each year the Board of Directors will present to the club's owners a budget for their approval.

**CAN A ROCKS VILLA OWNERSHIP BE RESOLD?**

Yes. Like any other form of real estate, the Member's fee simple undivided deeded interest can be sold or transferred by the Member, or sold by a licensed real estate agent through the Scottsdale Multiple Listing Service at any time.

