



THE CLIFFS

CLUB
MEMBERSHIP
INFORMATION

2021





GOLF MEMBERSHIP

The Full Golf Membership provides you with access to our collection of seven golf courses through our reciprocal play program. As a Golf member, you enjoy 14-day advance tee times and club-sponsored member golf events at your home course. Members have full access to all club amenities including wellness centers, tennis courts, clubhouses, dining, the Beach Club, 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*
Full Golf Monthly Dues*	\$1,125 (<i>excluding taxes where applicable</i>)

LEGACY ACCESS

Full Golf members may extend their Golf Membership privileges, with some limitations, to their parents, children, and grandchildren over the age of 23, and their respective spouses. Legacy Access Members enjoy access to our collection of seven golf courses with applicable greens fees at each course, and access to all club amenities including wellness centers (during attended hours), tennis courts, clubhouses, dining, Beach Club, and marina facilities; as well as outdoor activity areas, including hiking and walking trails, equestrian center, private parks, and pavilions. Legacy Access Members may bring up to three escorted guests. Unescorted guests are not permitted. Holiday, Peak Time, and Tournament play may be limited.

Application Fee	\$100.00
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ACTIVE MEMBERSHIP

The Active Membership provides you with a recreational, fitness, and social membership. Members have full access to all club amenities, excluding golf, including wellness centers, tennis courts, clubhouses, dining, the Beach Club, and marina facilities; as well as outdoor activity areas, including hiking and walking trails, equestrian center, private parks, and pavilions.

Initiation Fee	\$25,000*
Home Club Improvement Fee	\$2,500*
Active Monthly Dues	\$450 (<i>excluding taxes where applicable</i>)

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

ANNUAL FOOD & BEVERAGE MINIMUM PROGRAM

Resident members, defined as those members with a home on their property or who live within 125-mile radius of any of The Cliffs communities, are obligated to support their club with a food and beverage minimum of \$1,200 annually. Non-Resident members, defined as those living outside the 125-mile radius of any of The Cliffs communities and who do not have a residence on their property, are obligated to spend a minimum of \$600 annually.

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 calendar 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

Members support the food and beverage staff at The Cliffs clubs with an 18% service charge on all food and beverage purchases. A 22% service charge will be applied to all catering charges.

MONTHLY STATEMENTS

Monthly statements are sent to the email 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 fee 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 2% late fee will automatically be applied on the past due balance.

GUEST USAGE OF RECREATIONAL FACILITIES

Guest privileges may be extended to guests of members subject to applicable guest fees, charges, rules and regulations, and policies established by the Club Operator from time to time.

Guests must be accompanied by the sponsoring member when using any of the golf or club facilities. Guests will be entitled to use the club facilities only in accordance with the privileges of the category of membership of the sponsoring member upon payment of daily fees.

A member may sponsor an unaccompanied guest on a strictly limited basis at the sole discretion of the club's General Manager. A member may request the club to host their unaccompanied guest for a round of golf or to make a dining reservation for lunch or dinner. The sponsoring member must authorize the use of their club account to pay for all charges related to the unaccompanied guest and understand that they are responsible for their guests conduct while at the club. Unaccompanied guests may not be granted open access to the club facilities.

Members must register all guests in advance by calling the applicable General Manager. All guests must sign in at the time of visit. The club reserves the right to require identification by each guest.

No guest may use the golf facilities more than six times in a calendar year, regardless of the sponsoring member unless otherwise determined by the Club Operator from time to time.

In all guest situations, limitations of use may apply or be restricted by the club based on proper operation of the club facilities and the needs of our members. Guest privileges may be denied, withdrawn or revoked at any time for reasons considered sufficient by the Club Operator in its sole and absolute discretion.



SCHEDULE OF FEES

GREENS FEES (Excludes Cart Fee)

Full Golf	Included in Dues
Family Legacy Access	\$50

GUEST FEES (Excludes Cart Fee)

Escorted	\$100
Unescorted	\$275
Junior Rate	\$25

** Junior is defined as anyone 16 years of age or younger.*

CART FEES	18-Hole	9-Hole
	\$27	\$16
ANNUAL CART/TRAIL FEES	Single	Family
	\$1,650	\$2,300
ANNUAL HANDICAP FEE	\$35	
ANNUAL LOCKER PROGRAM	\$125	
ANNUAL BAG STORAGE	\$125	

TEE TIME ACCESS

MEMBERSHIP LEVEL	HOME CLUB RULES	RECIPROCAL RULES
Full Golf	• 14-day advanced reservation	• 7-day advanced reservation
Legacy Family Access	• 7-day advanced reservation • Tee Times Start at 11:00 am	• 7-day advanced reservation • Tee Times start at 11:00 am

TEE TIME POLICY & PROCEDURE

Golf Shop personnel will assign the tee times upon member request based upon availability. Golf Shop personnel have the sole authority to reserve tee times for members to best accommodate a member request. All players must have a reserved tee time, and all four players’ names are to be recorded 48 hours prior to the day of play. Singles, twosomes, and threesomes may play at the discretion of Golf Shop personnel but should not expect to play through foursomes and should not exert any pressure on the groups ahead. Fivesomes shall be permitted at the discretion of Golf Shop personnel.

Golf Shop personnel must approve tee time changes. Failure to register within 10 minutes of your scheduled tee time may result in forfeiting the tee time. Players late for their starting time shall begin play only at the discretion of Golf Shop personnel. 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.

INFORMATION IS LIMITED

The applicable fees, dues, and charges set forth in this Schedule of Fees and Charges reflect the current level of fees, dues and charges at The Cliffs, and are subject to change from time to time, as provided in the Membership Plan. The terms and conditions of membership at any of The Cliffs communities 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 Schedule of Fees and Charges, 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, including without limitation, for additional services or privileges.

MEMBERSHIP PURCHASE PROCEDURE & GUIDELINES

As a prospective property owner and member at The Cliffs it is important that the following procedures are taken to obtain a club membership. If the Buyer does not submit a timely application, is not approved for membership, and does not close on the membership purchase at the time of closing on the Property, the Buyer will have no assurance of obtaining any membership in the future.

- The Membership Application and Agreement must be submitted to the Membership Office within 30 days prior to the closing on the property sale. We do run criminal background checks. 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 prior to the closing. This should include both the Initiation Fee as well as the Home Club Improvement Fee for each membership.
- Current members who are purchasing an additional property and membership, must submit a new membership application for the new property. The Membership Application must be submitted to the membership office 30 days prior to the closing. The Membership Fees, which include both the Home Club Improvement Fee as well as the Membership Initiation Fee, must be submitted to the Membership Office on the date of closing, or within 30 days prior to the closing
- When purchasing a resale property, memberships can only be purchased if the seller has a membership in good standing.
- If 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 Cliffs 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 or Priority Mail to:
The Cliffs
Attn: Membership Office
3851 Highway 11
Travelers Rest, SC 29690
- Mail to:
The Cliffs
Attn: Membership Office
PO Box 1279
Travelers Rest, SC 29690



FREQUENTLY ASKED QUESTIONS

Q: What comprises The Cliffs communities?

A: The Cliffs clubs are comprised of seven distinct clubs, each with their own golf course and variety of club amenities. The clubs include The Cliffs at Keowee Falls, The Cliffs at Keowee Springs and The Cliffs at Keowee Vineyards, all located on Lake Keowee in Upstate South Carolina; The Cliffs at Glassy, The Cliffs at Mountain Park and The Cliffs Valley all located north of Greenville, South Carolina; and The Cliffs at Walnut Cove near Asheville, North Carolina.

Q: Who designed the golf courses?

A: The Cliffs' golf courses were designed by some of the most famous designers in the world, receiving numerous accolades by *Golf Digest*, *Golf Magazine*, *LINKS*, *Golfweek*, and state rating panels. One of the features of The Cliffs is that each course is unique in its own way, from The Cliffs at Glassy golf course high atop Glassy Mountain with a 75-mile view, to The Cliffs at Keowee Vineyards with its eight holes on Lake Keowee and to the classic links-style course at The Cliffs at Mountain Park. Course designers include:

Tom Jackson	The Cliffs at Glassy
Ben Wright	The Cliffs Valley
Tom Fazio	The Cliffs at Keowee Vineyards and The Cliffs at Keowee Springs
Jack Nicklaus	The Cliffs at Walnut Cove and The Cliffs at Keowee Falls
Gary Player	The Cliffs at Mountain Park

Q: What other amenities do the clubs offer?

A: While golf is a significant part of The Cliffs lifestyle, the clubs offer so much more. The Cliffs has a team of sommeliers whose goal is to improve the enjoyment of wine and spirits for members of The Cliffs. Wellness programming can be found at each club with dynamic programming and personal training by Grey Institute Fellows, the most elite personal training certification in the world. The breadth of the lifestyle is best illustrated by the fact that The Cliffs offers a variety of activities including weekly hikes guided by The Cliffs Outdoor Pursuits Team, cycling programs under the direction of George Hincapie, Bobby Julich, and Christian Vande Velde, cooking classes, watersports program, golf tournaments, social groups, and social clubs. Members at The Cliffs are active with charitable giving initiatives benefitting children, local humane societies and pet shelters, veterans, the arts, local theaters, medical programs, botanical, and conservation programs.

Q: What are the advantages of third party ownership vs. an equity club?

A: The simple answer is that with a third-party owner, the member is not responsible for any operating deficits and capital improvements. Members may not be assessed for any cash shortfalls from club operations or capital improvements.

Q: What memberships are available?

A: There are two categories of membership: Golf and Active.

Q: Are there reduced green and cart fees for children 16 and younger?

A: Yes. Junior players, age 16 and under, escorted by a member, receive a reduced rate of \$25, excluding cart fee.

FREQUENTLY ASKED QUESTIONS (CONT.)

Q: Can my membership be inherited by one of my children?

A: Yes. With instruction from your estate, membership is inheritable as long as the property with which it is associated is also conveyed to the same child.

Q: Will I have a Home Club?

A: Yes, when you purchase a property and membership, your Home Club will be in the community where your property is located. While you have privileges to all seven clubs, there are some limitations of use such as tee times and ability to play in the Member-Guest at the other clubs.

Q: Do I have to purchase a membership if I own property?

A: Membership purchase is not required; however, if you do not purchase a membership in some category at the time of closing on your property, neither you or any subsequent purchaser of your property will be eligible for a club membership. Please verify if the property you are interested in is eligible for a membership by contacting the Membership Office at 864.371.1003.

Q: Can I purchase an Active Membership and then later upgrade to a Full Golf membership?

A: Yes. You simply will pay the difference between the initiation fee you originally paid and the initiation fee for the Full Golf memberships at the time of your upgrade, and start paying the applicable dues.

Q: What if I am not a golfer but want to make sure a purchaser of my property is eligible to purchase a golf membership in the future?

A: So long as you have a membership in good standing at the time of sale, and assuming there are Golf Memberships available, the purchaser of your property would simply apply for a Golf Membership and, once accepted for membership, pay the initiation fee being charged at that time for a Golf Membership.

Q: Can I transfer my membership to a subsequent purchaser?

A: No. Memberships are not transferable.

Q: Who may be listed as designees on the membership?

A: The primary member, a spouse or significant other, and any children under the age of 24 may be listed as the members on a membership. Children over the age of 24, and any other family members or friends are considered guests, even if they live in the residence.

Q: What if two or more families purchase a property together?

A: Only one family may be listed as members of a membership. The other families would be considered guests.



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