



DESERT MOUNTAIN CLUB, INC. SEVEN DESERT MOUNTAIN OVERVIEW

[DESERTMOUNTAIN.COM/SEVEN](https://desertmountain.com/seven) | (602) 385-1675 | SCOTTSDALE, AZ

MEMBERSHIP REQUIREMENT, CATEGORIES, AND ACCESS TO SEVEN DESERT MOUNTAIN

1. **Membership Requirement and Categories:** Seven Unit Owners are required to hold a membership in the Desert Mountain Club (the "Club"). Membership categories offered by the Club to Seven Unit Owners are as follows:

a. **Equity Golf:**

- i. **Membership Contribution:** Market Based
- ii. **Transfer Fee:** \$65,000
- iii. **2019 Dues:** \$1,700/month
- iv. **Access:** All Club Facilities

b. **Equity Lifestyle:**

- i. **Membership Contribution:** \$20,000
- ii. **Transfer Fee:** \$10,000
- iii. **2019 Dues:** \$695/month
- iv. **Access:** All Clubhouse facilities; no access to golf facilities (including driving ranges and performance center)

c. **Equity Seven Golf:**

- i. **Membership Contribution:** \$30,000
- ii. **Transfer Fee:** \$20,000
- iii. **2019 Dues:** \$995/month
- iv. **Access:** All Clubhouse facilities and Seven Par 54 Short Game Golf Course only. No access to driving ranges and performance center.

2. **Member Access to Par 54 Short Game Course:** Desert Mountain Golf members and Equity Seven Golf members have access.

3. **Member Access to Seven Desert Mountain Clubhouse:** All Desert Mountain members have access.

SEVEN UNIT SALES AND REALES MEMBERSHIP REQUIREMENTS/OPTIONS

1. **Developer/Builder Sale - Membership Process and Options:** *All proposed membership transactions are subject to an applicant background check, if not currently a member of the Club in good standing, and compliance with the Club's Bylaws, Policies and membership category capacity limits, and must be approved by the Club.* Membership options and process are as follows:

a. **Sale Notification:** Upon entering into a purchase contract with a Developer/ Builder, a Seven Desert Mountain Developer/Builder Purchase Contract Addendum provided by the Club must be completed.

- i. **Existing Member:** An existing member of the Club may retain membership when purchasing a Seven Unit from the Developer/Builder.

- ii. **Non-Member:** A non-member of the Club purchasing a Seven Unit from the Developer/ Builder must make application for the desired membership category upon entering into a purchase contract with the Developer/Builder. If a Seven Unit is being purchased in the name of a trust or another entity, an individual who has an interest in the trust or entity must make application for membership. An individual's eligibility to be a member of the Club based on the individual's interest in the trust or entity must be approved by the Club. Purchase of the Seven Unit is contingent upon membership application approval.

- iii. All questions pertaining to membership transactions should be discussed with the Director of Membership Sales in advance of a resale or title transfer.

2. **Resale - Membership Process and Options:** *All proposed membership transaction(s) by the seller and buyer in connection with the resale of a Seven Unit are subject to an applicant background check, if not currently a member of the Club in good standing, and compliance with the Club's Bylaws, Policies and membership category capacity limits, and must be approved by the Club.* Options and process are as follows:

a. **Resale Notification and Application Process:**

- i. Upon entering into a Purchase Contract, a Seven Desert Mountain Resale Purchase Contract Addendum provided by the Club must be completed and approved by the Club.
- ii. A Seven Unit buyer (who is not an existing member of the Club who will be retaining his/her existing membership in connection with the Seven Unit) must apply for and be approved for membership during the home inspection period. If a Seven Unit is being purchased in the name of a trust or an entity, an individual who has an interest in the trust or entity must make application for membership. An individual's eligibility to be a member of the Club based on the individual's interest in the trust or entity must be approved by the Club.
- iii. All questions pertaining to membership transactions should be discussed with the Director of Membership Sales in advance of a resale or title transfer.

b. **Non-Member Buyer; Seller Wants to Transfer Membership to Buyer:** Membership options for a buyer of Seven Unit who is not a member of the Club and who is purchasing from a seller who wants to transfer his/her membership are as follows:

- i. **Buyer wants same category of membership as held by seller:** Seller's membership may be transferred to buyer subject to applicable transfer fee.
- ii. **Buyer wants lower category of membership than held by seller:** Seller's membership may be converted to lower category of membership upon transfer and will be subject to applicable transfer fee of higher category of membership held by seller.

iii. **Buyer wants higher category of membership than held by seller:** Seller's lower category of membership may be transferred to buyer subject to applicable transfer fee. Buyer then upgrades the membership to higher category by paying the difference between the stated Membership Contribution amount for the membership at the time the membership was transferred to buyer from seller and the Membership Contribution for the higher category of membership.

c. **Non-Member Buyer; Seller Wants to Retain Seller's Membership:** Such restrictions may not allow the seller to retain his/her membership.

Membership options are as follows:

- i. Seller must determine, by contacting Director of Membership Sales, if seller's membership may be retained based on the category of membership held and the location of seller's residence following the Seven Unit sale.
- ii. If seller's membership may be retained, seller may retain his/her membership after sale of the Seven Unit.
- iii. If seller's membership may not be retained, seller must transfer his/her membership to buyer as indicated under Section II.2.b of this document.
- iv. If seller is permitted to retain his/her membership, buyer must purchase a membership.

d. **Buyer Wants to Retain Existing Membership; Seller Wants to Retain Membership or Seller No Longer Wants to be a Member:** Membership options are as follows:

- i. **Seller wants to retain membership:** Seller must determine, by contacting Director of Membership Sales, if seller's membership may be retained. If seller's membership may be retained, seller may retain his/her membership after sale of the Seven Unit. If seller's membership may not be retained, seller must transfer his/her membership by one of the methods permitted under the Club Bylaws; membership must be transferred simultaneously with sale of the Seven Unit.
- ii. **Seller no longer wants to be a member:** Seller must determine, by contacting Director of Membership Sales, if seller's membership may be retained. If seller is permitted to transfer the membership when seller is no longer a Seven Unit owner, his/her membership may be transferred by one of the methods permitted under the Club Bylaws.
- iii. **Seller cannot retain his/her membership:** Either seller must transfer his/her membership by one of the methods permitted under the Club Bylaws simultaneously with sale of the Seven Unit, or seller's membership must be transferred to buyer upon sale of the Seven Unit as indicated under Section II.2.b of this document. If seller's membership is transferred to buyer, buyer has the option to transfer buyer's membership by the methods permitted under the Club Bylaws.
- iv. Ultimately, seller and buyer must agree to a membership option that is in compliance with the Club's Bylaws, Policies and membership category capacity limits.

e. **Other Membership Options:** There may be different membership transaction options that are not addressed in this document. All proposed membership transactions are subject to an applicant background check, if not currently a member of the Club in good standing, compliance with the Club's Bylaws, Policies, and membership capacity limits, and must be approved by the Club. Please contact Director of Membership Sales with any questions.

SEVEN UNIT TRANSFER OF TITLE OR ENTITY OWNER CHANGE MEMBERSHIP REQUIREMENT OPTIONS

1. **Seven Unit Title Transfer – Membership Requirement:** If title to a Seven Unit will be transferred, causing the member under the membership associated with the Seven Unit to no longer have an ownership interest in the Seven Unit, complete a Seven Unit Title Transfer Notification. This must be done before effectuating transfer of title. The membership options indicated under Section II.2 or as otherwise permitted under the Club Bylaws apply.
2. **Seven Unit Entity Owner Change – Membership Requirement:** If entity ownership changes causing the member under the membership associated with the Seven Unit to no longer have an ownership interest in the property, contact the Director of Membership Sales. This must be done before effectuating the entity ownership change. The membership options indicated under Section II.2 or as otherwise permitted under the Club Bylaws apply.

SEVEN UNIT OWNER OTHER MEMBERSHIP OPTIONS

1. *All other membership transactions are subject to an applicant's background check, if not currently a member of the Club in good standing, and compliance with the Club's Bylaws, Policies and membership category capacity limits, and must be approved by the Club.*
2. **Membership Upgrade:** A Seven Unit Owner may upgrade from a lower category to a higher category of membership, if membership category capacity limits allow, by making application to upgrade and, once upgrade is approved, the Seven Unit Owner must pay the difference between the Membership Contribution paid for the lower category of membership (or if no specified Membership Contribution paid, the stated Membership Contribution amount at time of issuance) and the current Membership Contribution amount for the higher category of membership, and complete the required membership documents.
3. **Membership Downgrade:** A Seven Unit Owner may not downgrade from a higher category of membership to a lower category of membership. If a member desires to transfer his/her existing membership by one of the methods permitted under the Club Bylaws and simultaneously purchase a lower category of membership, contact the Director of Membership Sales.



CONTACTS

Contact information is located at www.desertmountain.com

MEMBERSHIP TRANSACTION PROCESS

To start a membership purchase, transfer, or other membership transaction process, contact the Membership Sales Department at membership@desertmountain.com or 480-595-4110. All applications are subject to background check and approval.