



River Ridge Homeowner's Association

June 14, 2019

Subject: Pool Coupon Book – Membership Contract Executed

Dear Homeowner,

As you were previously made aware, the board has signed the pool contract. You will receive a coupon book which needs to be paid on the 1st with your association fees. We assure you this fee will be included in the 2020 budget, but you will need to submit your \$20 monthly fee as you would your regular maintenance fee.

Below is a brief overview of what all the membership includes.

- The pool, exercise room and restaurant shall be open to the residents 7 days per week from 9 am until 9 p.m.
- The exercise room will be completed by the end of 2019.
- The facilities and equipment will be maintained in first-class working condition.
- Members will receive a 10% discount on bar, restaurant, pool and golf costs.
- The association will have access to the banquet rooms for monthly meetings.
- The club owner has committed to meet with the Board at least quarterly to discuss operation and improvement of the club and facilities.
- The membership fee will be \$20 per month July through December 2019, and will increase to \$25 per month in 2020, with only minimal increases thereafter based on the consumer price index. Membership shall include the member, their spouse and all unmarried children under 22 years old. The member may be the property owner or their tenant. Use is limited to immediate family members and up to four guests whom live outside of a 10 mile radius of the facilities.
- The club may offer outside memberships to non-association residents, but the cost of same will not be less than the monthly fee paid by association members.
- Residents will be expected to abide by the rules and regulations promulgated by the club owner from time to time.
- The terms of the agreement shall be applicable to a new club owner if the club is sold, and may only be cancelled by the mutual agreement of the club owner and association.
- The agreement shall be in effect for 5 years, with optional successive 5 year terms unless either party terminates the agreement. The association will have the right to terminate the agreement early if the club owner fails to properly maintain the facilities, or if the facilities are severely damaged or otherwise rendered unusable.

If no one is at the gate, residents are asked to use the entrance in the back until things are straightened out (the one the swim team uses).

If you have any questions or concerns, please feel free to contact my office at the below listed contact information.

Thanks,

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