

OWNER INFORMATION BOOK

## Overview

The 12 Ridges Vineyard Residence Club is an equity residence club majestically perched high in the Blue Ridge Mountains of Virginia, located at mile 25 of the fabled Blue Ridge Parkway and sensitively nestled within 12 Ridges Vineyard's 350-acre estate. Like-minded families share ownership of luxurious, private residences and enjoy abundant, flexible, and pampered mountain vineyard escapes throughout the year. Your professional Club hospitality staff attends to every need and takes care of all ownership responsibilities.

As a Residence Club owner, you also have access to a host of amenities, services, and privileges. You can relax in your Club home with family members and guests, send unaccompanied guests, make some of your time available for rental, and exchange vacations with owners of other prestigious residence clubs and luxury vacation homes in many of the world's most coveted destinations. The Club combines the advantages of real estate ownership with resort amenities and services, while eliminating the high cost, worries and responsibilities associated with absentee ownership.

The 12 Ridges Residence Club is where incredible vistas, a refined vineyard lifestyle, mountain recreation, and the sharing economy come together.



## MILE 25

Mile 25 is a special marker along the Blue Ridge Parkway. Up to that point the road is bordered by thick forest, cloistered under a canopy of anticipation. It's at Mile 25 that the shadows give way to open sky and an endless ripple of time-softened mountain ridges, layering every hue of blue known to man for as far as the eye can see. Only those in-the-know can break the spell in time to turn off the little-known Parkway exit that takes you to 12 Ridges.



## PIONEER FAMILY

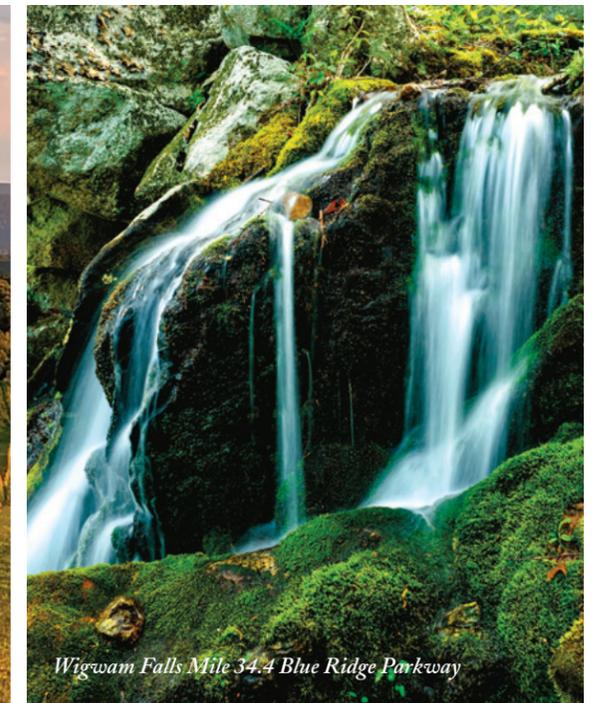
Close to 25 years ago, the parcel of land off Mile 25 of the Blue Ridge Parkway spoke to a man of vision. It spoke to his heart, and it stirred his soul, and he spent years listening, contemplating, and returning to this land before his vision was revealed. Inspired by his worldly travels and love for a person and place found among mountains a continent away, Craig Colberg, now accompanied by his wife Anne, tapped the land again for answers. What they discovered was a richness of soil exceptionally suited to one of the world's most delicate and coveted crops: the cool climate grapevine.

## VINE WORTHY

The lifestyle that accompanies viticulture is characterized by painstaking work and rich reward. For the Colbergs, the first and greatest reward is the privilege of partaking in this land, with the joy experienced from sharing it with others, a close second. The vision for a residence club as carefully curated as the wine this land produces was born to give those who would share in it the opportunity to enjoy it now, and own its rich rewards for generations to come.

## A VINEYARD RESIDENCE CLUB

Ridges Residence Club owners will be able to speak to the romance, wonder, and reward of being part of a vintner community dedicated to introducing some of the finest quality, cool climate wines to the global market. With a view to continue elevating Virginia's ever-growing reputation as a premier region for high altitude wines, an exceptional privilege reserved for 12 Ridges Residence Club owners will be the opportunity to participate in their creation.



*Wigwam Falls Mile 34.4 Blue Ridge Parkway*

# Amenities

## CLUB STANDARDS - SKYLARK HOUSE

A destination for relaxation and starting point for adventure, this warm, lodge-style communal structure will hold the 12 Ridges community close as a welcoming space to gather, share, and celebrate the good fortune of belonging to this land. Good reasons are required to leave the comfort and peace of your 12 Ridges residence and Skylark House has a great many. Morning yoga and workouts in Skylark's gym (with sauna) are a joy with these views to inspire you. This much open sky will translate into blazing peak summer days, when Skylark's pool deck will be the only place you want to be. While the scenery never gets tired, sometimes one simply craves a change of setting like the Skylark Media Room or Golf Simulator Room. Stocked bookshelves and cozy armchairs offer intellectual escape, while the warm glow of a fireplace provides the perfect intimacy for getting closer to new neighbors and friends in the Skylark Lounge.

## VINEYARDS

Our 12 acres with their multiple slopes offer the perfect air and water drainage, stony soil low in clay, as well as a mix of orientations providing generous direct and indirect sunlight and the all-important big sky. Since we are a high-altitude vineyard (3,300 ft), our growing season is shorter than warmer areas and on our south-facing slopes, grapes ripen faster and the conditions for sparkling or still European-style Chardonnays and Pinot Noirs are optimal. Our north and northeast-facing slopes are excellent for a varietal like Pinot Gris, which maintains its richness of flavor under cooler conditions, away from harsh sunlight. Our west and southwestern slopes are the hottest, and there the versatile and robust Rieslings will thrive.



## YOUR MOUNTAIN PLAYGROUND

Skylark House is the community's anchor and basecamp for adventure, which starts on-property and extends to as far as you want to take it. The dedicated 12 Ridges Club Concierge is always available to help you plan unforgettable excursions into the vast Blue Ridge Mountains and its many protected national park playgrounds.

Proximity to Shenandoah National Park, George Washington, and Jefferson National Forests opens up ample opportunities for incredible outdoor recreation. In the warm months, every level of hiking and mountain biking is available, as well as exploring trails on horseback, while all types of fishing can be had in any of the plethora of ponds, lakes, and rivers in the vicinity. Come winter, the same variety of cross-country ski trails and alpine ski hills become available, along with winter hiking, snowshoeing, ice skating and any other winter activity you can imagine.





# Residences

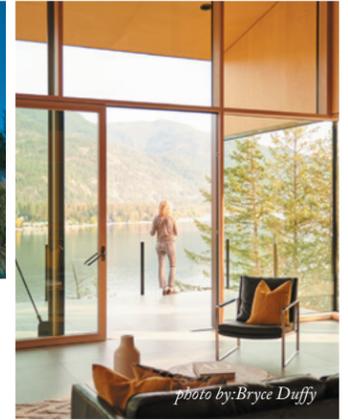


*Two- and Three-Bedroom Townhomes*



*photo by: Edward A. Riddell*

*Above: Jackson Residence, Jackson Hole, WY  
Right: Boundary Point Cabin, Christina Lake, BC*



*photo by: Bryce Duffy*

## INSPIRED ARCHITECTURE

The soul-stirring nature of the 12 Ridges property is further showcased by the architectural story it inspired for its residences. Transcendent designs that merge with the mountainside while opening each address onto the majesty of its views, the residences at 12 Ridges Vineyard are destined to take their place among the finest examples of 21st century architecture.

## GLOBALLY RENOWNED ARCHITECTS

Bohlin Cywinski Jackson is one of the most recognized architecture firms in America. Their track record of pushing every boundary, applying values of humility and collaboration with the land, allowed for this landmark collection of private residences to be created – the most appropriate representation of the unique story and cachet of 12 Ridges Residence Club.

Their sustainable, site-specific designs have received more than 750 regional, national, and international awards for design. The practice is the recipient of the AIA's Architecture Firm Award—the most prestigious honor presented by the Institute—and nationally recognized for their work with Apple, Twitter, Everlane, Blue Bottle, the Liberty Cell Center, Carnegie Mellon University, the University of Pennsylvania, and Yale.



## TRANSCENDENT TOWNHOMES

Epitomizing seamless integration, 12 Ridges Townhomes are at one with the mighty Blue Ridge mountainside they appear to naturally spring from. Characterized by strong lines that reach skyward, windowed walls that let nature provide an ever-changing tableau as backdrop, and plentiful outdoor spaces for ongoing communion with the incredible landscape on their doorstep.



### SOARING SINGLE-FAMILY ESTATE HOMES

The sense of endless space and possibility one feels amid the peaks of the Blue Ridge Mountains is echoed and emphasized in the design and construction of 12 Ridges Single-Family Estate Homes. Each room brings the outside in so completely, while enjoying total seclusion and privacy. Private hot tub, wrap-around patios, and suspended walkways give these homes a joyous treehouse feel, all while wrapping each family in the most serene surroundings.



*Four-Bedroom Estate Home*

# Ownership Benefits

Residence Club owners enjoy the following during each of their worry-free vacations:

## CLUB RESIDENCES

Select from three distinct but equally appealing designs that afford breathtaking views, are elegantly furnished, and boast dramatic, mountain-modern architecture.

- ◆ Two-Bedroom, Two-and-a-Half Bath Townhomes - 1,861 sqft
- ◆ Three-Bedroom, Three-and-a-Half Bath Townhomes - 2,419 sqft
- ◆ Four-Bedroom, Four-and-a-Half Bath Estate Homes - 3,364 sqft

## SKYLARK HOUSE FACILITIES

- ◆ Reception Lobby
- ◆ Owners Lounge
- ◆ Heated Outdoor Swimming Pool
- ◆ Outdoor Jetted Spa
- ◆ Fitness Room
- ◆ Ladies' and Men's Locker Rooms, each with:
  - Sauna
  - Showers
- ◆ Media Room
- ◆ Golf Simulator Room
- ◆ To be built when 75% of homes are under contract

## CLOTHING AND EQUIPMENT STORAGE

Owners are freed from the burden of transporting specialty clothing, sports equipment, and other personal items. They will be stored in a secure area and placed in your Club residence just prior to your next hassle-free vacation.

## CLUB CONCIERGE

Call for updates on weather conditions and special events. Your Club concierge will make your dining reservations, arrange massages, Club lifestyle activities, and satisfy any other special needs.

## PRE-ARRIVAL GROCERY SHOPPING

At your request and for a service fee, your favorite foods and beverages will be placed in your residence kitchen just prior to your arrival.

## HOUSEKEEPING

Residence Club housekeeping staff makes sure your vineyard home is immaculate when you arrive, stays neat and comfortable while you are vacationing, and is ready for the next arriving owner after you depart.

## BELL SERVICE

A bellman will assist with your luggage upon arrival and departure.

## PRIVATE STAFF

Your professional, friendly, attentive Club staff ensures that every vacation is fun-filled and worry-free.

## 12 RIDGES VINEYARD WINE PRIVILEGES

- ◆ Priority access to each years' vintages
- ◆ 10% discount on all wine, food, and gift items in the 12 Ridges Vineyard Tasting Room
- ◆ Opportunity to participate in the annual harvest
- ◆ Personal selection of wine ready upon arrival at discounted rate
- ◆ Concierge to organize private tastings at the Skylark House

## ELITE ALLIANCE PRIVILEGES

The 12 Ridges Residence Club ownership is your passport to explore more than 130 coveted international destinations through the Elite Alliance® exchange program ([EliteAlliance.com/exchange](http://EliteAlliance.com/exchange)).

# Frequently Asked Questions

## WHAT IS THE 12 RIDGES VINEYARD RESIDENCE CLUB?

The 12 Ridges Residence Club is an equity residence club providing deeded fractional ownership in your choice of three impeccable home designs - two-bedroom, three-bedroom and four-bedroom. Located within the 12 Ridges Vineyard estate, each home boasts stunning, contemporary architecture and is fully furnished and accessorized. The spacious club homes feature gourmet kitchens and inviting outdoor living areas with barbecues, hot tubs and fire pits. There are eight owners per residence, and each enjoys frequent and flexible enjoyment of their elegant homes throughout the year. Your Residence Club staff ensures worry-free ownership and hassle-free vacations.

## DO CLUB BUYERS OWN REAL ESTATE?

Yes. Ownership is evidenced by a real estate deed, which is recorded and guaranteed by a title insurance policy. Each owner is conveyed a one-eighth, debt-free, undivided deeded interest in one of the Residence Club's fully furnished residences.

## CAN MORE THAN ONE FAMILY OR INDIVIDUAL SHARE A SINGLE OWNERSHIP?

Yes. Individuals can form legal entities to control an ownership. It will be up to the joint owners to allocate lodging for that ownership in compliance with the Residence Club reservations policies.

## HAVE RESIDENCE CLUBS BEEN DEVELOPED IN OTHER PRESTIGIOUS DESTINATIONS?

Yes. Residence club ownership was introduced 30 years ago at top-rated Deer Valley Resort in Park City, Utah and has been enthusiastically embraced by affluent buyers at other premier resorts such as: Aspen, Vail, Telluride, and Steamboat Springs, Colorado; Palm Springs, Napa Valley and Lake Tahoe, California; Tucker's Town and Southampton, Bermuda; Los Cabos, Punta Mita, San Miguel de Allende, and Huatulco, Mexico. There are also residence clubs in Manhattan and Florence, Italy. Each of these residence clubs is owned and operated much like The Residence Club at 12 Ridges. The creator of the residence club concept is part of the 12 Ridges Vineyard Residence Club team.

## WHAT ARE THE ADVANTAGES OF RESIDENCE CLUB OWNERSHIP?

Residence clubs combine the benefits of vacation home ownership with the services of a luxury resort. The Residence Club at 12 Ridges Vineyard provides owners with generous and flexible vacation use, removes the worries and responsibilities typically associated with absentee ownership, and dramatically reduces the initial and ongoing financial burden.

## AS AN OWNER, HOW OFTEN CAN I VACATION AT THE 12 RIDGES RESIDENCE CLUB?

As often as you wish, subject only to the Residence Club's reservation policies. Owners have the flexibility of reserving Planned Vacations well in advance and visiting on a space-available and short-notice basis. Each year, owners may Club 21 days of Planned Vacations in advance of the club Year. This leaves abundant occupancy for space available and short-notice vacations throughout the year. If every owner uses their reservation privileges equally each will enjoy a minimum of six weeks annually. However, there is no limit on use. If some owners visit their club less, others can visit more.

## IS THE 12 RIDGES RESIDENCE CLUB A TYPICAL TIMESHARE DEVELOPMENT?

No. Timeshare is typically the right to use only a specific week or a certain number of points. Although appropriate for a segment of the market, timeshare is essentially the pre-purchase of vacations with little or no residual value. Residence Club owners receive deeded real estate ownership and have access to all club residences within their ownership category (Two-Bedroom, Three-Bedroom or Four-Bedroom), with the right to use anytime, subject to the reservation policies.

## WHAT IF THE NUMBER OF OWNERS WISHING TO STAY AT THE RESIDENCE CLUB EXCEEDS THE NUMBER OF RESIDENCES AVAILABLE?

Your club is designed to equitably allocate vacations when demand for lodging may exceed supply. A Rotating Priority System<sup>®</sup> ensures all owners will have equal access to high-demand dates over the years. This system has proved fair and equitable for more than three decades.

## *Frequently Asked Questions* continued

### WILL RESIDENCE CLUB OWNERS ALWAYS STAY IN THE SAME RESIDENCE?

No. To provide the greatest flexibility and availability, owners have equal access to all residences within their Ownership Category (Two-Bedroom, Three-Bedroom or Four-Bedroom). Requests for specific homes will be granted when possible.

### CAN CLUB OWNERS OCCUPY MORE THAN ONE RESIDENCE DURING THE SAME TIME PERIOD?

Yes. This is a unique and highly prized feature of residence club ownership. Because Residence Club owners are not restricted to a particular residence, they can Club more than one residence at any given time if sufficient residences are available. This ownership benefit allows you to host family reunions, large gatherings of friends, or corporate retreats.

### DO OWNERS HAVE GUEST PRIVILEGES?

Yes. Owners may invite guests to stay with them during any of their vacations and they also may invite unaccompanied guests to enjoy any of their confirmed club vacations without a guest fee.

### CAN OWNERS RENT A PORTION OF THEIR VACATION TIME?

Yes. Owners will be able to rent confirmed Planned Vacations and Space Available Vacations through the residence club management company.

### AS AN OWNER, CAN I EXCHANGE LODGING PRIVILEGES WITH OTHER RESIDENCE CLUB OWNERS?

Yes. The 12 Ridges Residence Club has been selected to participate in the prestigious Elite Alliance® exchange program ([elitealliance.com/exchange](http://elitealliance.com/exchange)). Your complimentary Elite Alliance membership provides exchange privileges with owners at a prestigious collection of residence clubs and luxury vacation homes in more than 130 coveted national and international destinations.

### DO OWNERS PAY ANY CHARGES WHEN THEY STAY AT THEIR CLUB?

Yes. A housekeeping fee is charged to keep your residence clean and welcoming during each day of your vacation and to prepare it for the next arriving owner.

### DO OWNERS PAY ANNUAL FEES?

Yes. The annual fees pay for the professional management and operation of all Club residences. Included in these annual fees are funds for staff salaries, supplies, maintenance, trash removal, legal/accounting, utilities, transportation, management fee, property taxes, master association fees, and Clubs for scheduled maintenance and replacement of residential furnishings and appliances. Each owner's annual fees are a fraction of the all-in annual costs associated with sole ownership of a luxury vacation home.

### WHO ESTABLISHES THE FEES AND CONTROLS THE AFFAIRS OF THE RESIDENCE CLUB?

A member-elected Board of Directors establishes budgets and fees on an annual basis.

### CAN A CLUB OWNERSHIP BE RESOLD?

Yes. Like any other form of real estate, the owner's deeded fractional real estate interest can be sold or transferred by the owner, or sold by a licensed real estate agent, subject to the Residence Club legal documents.





*Skylark House*

# Reservation Privileges

The Reservation Privileges for Owners of the 12 Ridges Residence Club (“The Club”) have been designed to ensure that all Owners have equal access to the Club Residences in their Ownership Category. Owners can use lodging during “Planned Vacations” and on a “Space Available” and “Short Notice” basis. These usage options are described below. There is no limit on the amount of time an Owner can lodge at The Club. Use is subject only to the procedures described below and availability.

The Reservation Privileges have been carefully formulated in an attempt to be fair and equitable to all Owners. Each Owner’s Planned Vacations, Space Available Vacations and Short Notice Vacations will be confirmed for a Residence within the Owner’s Residence Category, not necessarily for the Residence in which the Owner has ownership. The Club Board of Directors, as permitted in The Club Bylaws, may reserve the right to alter these Reservation Privileges from time to time as conditions warrant. Changes that intentionally discriminate against any category of Owner are not permitted. In the event there is a conflict between the 12 Ridges Residence Club legal documents and these Reservation Privileges, the legal documents will control.

## DEFINITIONS

Certain terms and phrases have been defined below to clarify their intended meaning and usage. Throughout the following policies and procedures, these terms and phrases can be identified because they begin with capital letters.

### “ACCOMPANIED GUEST”

Any guest who lodges with an Owner in the Owner’s Club Residence. The total number of persons lodged in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence. No lodging fees are charged for Accompanied Guests.

### “CLUB YEAR”

The Club Year runs from April 1st through March 31st of the following calendar year.

### “RESIDENCE”

A residential unit that is part of the 12 Ridges Residence Club fractional regime and is owned by the Owners.

### “MAINTENANCE FEES”

The fees paid by Owners for the professional management, operation and maintenance of all Club Residences and Club facilities. Included in these fees are funds for staff salaries, supplies, repairs, window washing, trash removal, legal/accounting, fuel, utilities, insurance, property taxes, repair, replacement and/or refurbishing of The Club facilities.

### “MANAGEMENT”

The professional management company which supervises the day-to-day operations of the 12 Ridges Residence Club.

### “OWNER”

The owner of a Club Ownership, including their spouse and children up to age twenty- three (23), or the person designated in writing by the Ownership (the “Designated Owner”) to have Ownership privileges.

### “OWNERSHIP”

An Ownership provides a 1/8th ownership interest in a particular Club Residence and lodging privileges for all Club Residences. Each Ownership must identify one person whose responsibility it is to submit Planned Vacation, Space Available Vacation and Short-Notice Vacation requests. For the purposes of this document, Owner and Ownership are used interchangeably. However, it should be noted that in cases where an Ownership is owned by more than one person, family or a non-personal entity (such as a corporation, partnership or family trust), only the Designated Owner may submit reservation requests. Designated Owners may be changed each Club Year by notifying management in writing.

## *Reservation Privileges* continued

### “PLANNED VACATIONS”

Those days that can be reserved in a Club Residence within the Owner’s Ownership Category well in advance of the beginning of the Club Year. Owners are given the opportunity to reserve three, seven-day Planned Vacations. Owners may reserve Space Available and Short Notice Vacations after their Planned Vacations have been confirmed, as described in these Club Lodging Privileges.

### “RESERVATION PRIORITY NUMBER”

The Reservation Priority Number is assigned to each Ownership prior to the beginning of each Club Year. This number is used by Club Management to allocate Planned Vacation periods when demand exceeds lodging supply. This Reservation Priority number changes each year, based on the original Ownership number (assigned at closing) to equitably allocate Planned Vacation periods during peak periods over the years.

### “CLUB”

The Club at 12 Ridges Vineyard.

### “RESIDENCE”

A residential unit that is part of the 12 Ridges Residence Club fractional ownership regime.

### “RESIDENCE CATEGORY”

Either a Two-Bedroom, Three-Bedroom, or Four-Bedroom residence.

### “ROTATING PRIORITY SYSTEM”

A Rotating Priority System® has been established to insure that use of the Club Residences by Owners is equitable. The Rotating Priority System® is used to determine reservation confirmations when the number of reservation requests for a certain time period exceeds the number of Club Residences within available during that time period.



### “SHORT-NOTICE VACATIONS”

In addition to Planned Vacations and Space Available Vacations (described below), each Owner can Club Short Notice Vacations anytime within 15 days of the scheduled arrival date. Owners can occupy a Club Residence during confirmed Short Notice Vacations for periods up to seven days per reservation. In addition to confirmed Planned Vacations and a Space Available Vacation, each Owner may have one Short Notice Vacation reservation on the books at a time. If an Owner fails to check-in at the Residence Club on the Club date without notice to Club Management at least 24 hours prior to the scheduled check-in, the Owner will be prohibited from making another Short Notice or Space Available reservation for a period of 30 days from the scheduled check-out date of the Failed Reservation.

### “SLEEPING CAPACITY”

The maximum number of persons permitted to lodge in a Club Residence. The Sleeping Capacity of a Club Residence is the number of bedrooms times two plus the number of bunk beds.



## *Reservation Privileges continued*

### “SPACE AVAILABLE VACATIONS”

Each Owner has unlimited access to usage of the Club Residences on a space available basis. Owners can occupy a Club Residence during Space Available Vacations for periods up to seven days per reservation. In addition to confirmed Planned Vacations and a Short Notice Vacation, each Ownership may have one Space Available Vacation reservation on the books at a time. Space available reservations may be requested on or after September 1st for the coming Club Year that begins October 1st. Owners can begin making Space Available reservations for the upcoming Club Year that begins April 1st. If an Owner fails to check-in at the Residence Club on the Club date without notice to Club Management at least 10 days prior to scheduled check-in, the Ownership will be prohibited from making a Space Available or Short Notice reservation for a period of 30 days from the scheduled check-out date of the Failed Reservation.

### “12 RIDGES VINEYARD AND RESIDENCE CLUB”

The fractional ownership real estate development located in Vesuvius, Virginia.

### “UNACCOMPANIED GUEST”

Any guest who lodges in a Club Residence without an Owner during an Owner’s confirmed Planned, Space Available or Short Notice Vacation. An Owner requesting lodging for an Unaccompanied Guest must specify the Unaccompanied Guest’s name, address, telephone number, and email address in writing at least 14 days prior to arrival (or immediately upon confirmation if the reservation is confirmed less than 14 days prior to arrival) so that Club Management can send a confirmation notice to that Unaccompanied Guest. Unaccompanied Guests are required to pay all housekeeping fees and incidental charges upon departure unless payment has been arranged in advance by the sponsoring Owner. The sponsoring Owner is responsible for any unpaid charges incurred by their Unaccompanied Guests and is responsible for any damages to the Club facilities caused by their Unaccompanied Guests. The number of persons lodged with an Unaccompanied Guest in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence.

# Reservation Procedures

## PLANNED VACATIONS

By January 1st of each year, Owners are sent a Planned Vacation reservation form which requests Owners to select their Planned Vacation dates for the coming Club Year. The Reservation Priority Number for each Ownership will be noted on the Planned Vacation reservation form by the Club Management. **If the Planned Vacation reservation form is not received by the Owner by February 1st, the Owner should immediately notify Club Management.**

Each Ownership is allocated three Planned Vacations. Each Planned Vacation can be a maximum of seven days with arrivals and departures on or Exceptions to the arrival and departure times may be made, at times, by Club Management.

By February 1st of each year, the completed Planned Vacation reservation forms are returned by Owners to Club Management. It is the Owner's responsibility to complete and return the Planned Vacation reservation form by February 1st. Planned Vacation reservation forms received after February 1st will be considered on a first-come, first-served basis after the Planned Vacation reservation forms which were received in a timely manner have been processed.

After February 1st, Club Management allocates the Planned Vacations in the following manner:

- ◆ **First Planned Vacation** - Owners are confirmed for a maximum of seven days based on their requests and their Reservation Priority Numbers. When demand for certain dates exceeds lodging supply, the Owners with the lowest Reservation Priority Number will be confirmed.
- ◆ **Second Planned Vacation** - After the First Planned Vacations are confirmed, Owners are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Owners with the **highest** Reservation Priority Number will be confirmed.

- ◆ **Third Planned Vacation** - After the First and Second Planned Vacations are confirmed, Owners are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Ownerships with the **lowest** Reservation Priority Number will be confirmed.

February 15th, confirmation of the Planned Vacations is sent to each Owner. Additionally, a reservations calendar will be sent indicating which dates have been Club by Owners. Owners who Club fewer than three Planned Vacations will then have the opportunity to make additional Planned Vacation reservation requests after August 15th on a first-come, first-served basis. These reservations will be made for days shown to be available on the reservations calendar.

## INTERNAL EXCHANGE OF PLANNED VACATIONS

Owners may exchange their confirmed Club vacations with other Owners. Club Management will use its best efforts to facilitate exchanges and exchanges can also be made directly between Owners. Written notice of an exchange must be provided to Club Management at least 14 days prior to the arrival date of the Owner using the earliest Club vacation involved in the exchange. Club Management encourages and will make all reasonable efforts to facilitate such exchanges between Owners.

## USE RESTRICTIONS

Owners are prohibited from renting confirmed Club vacations of any type and from using confirmed vacations of any type for commercial purposes. The Board of Directors has the right to suspend Club reservation privileges of any Owner who is more than sixty (60) days in arrears in the payment of Maintenance Fees.

# Reservation Summary

Each Owner can reserve three (3) Planned Vacations, each of which can be up to seven (7) days, during The Club Year. Additional visits can be Club as Space Available and Short Notice Vacations. There is no limit to the number of days an Owner can lodge at the Club. If some Owners use the Club less, other Owners can enjoy it more at no additional cost except housekeeping fees. All Owners have equal access to Club Residences during each Club Year. The Rotating Priority System® insures that over the years all Owners have equal access to Club Residences during peak-demand periods.

### KEY DATES

- ◆ January 1st Planned Vacation reservation request forms are sent to Owners
- ◆ February 1st Completed Planned Vacation reservation request forms are returned to Management
- ◆ February 15th Written confirmations of Planned Vacations are sent, including a reservations calendar indicating all Owner-Club dates
- ◆ March 1st Owners can begin making Space Available reservations for the upcoming Club Year that begins April 1st



Discover Vineyard Living  
*Elevated.*



(434) 212-3311    [12RidgesResidences.com](http://12RidgesResidences.com)  
24981 Blue Ridge Parkway, Vesuvius, VA 24483

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