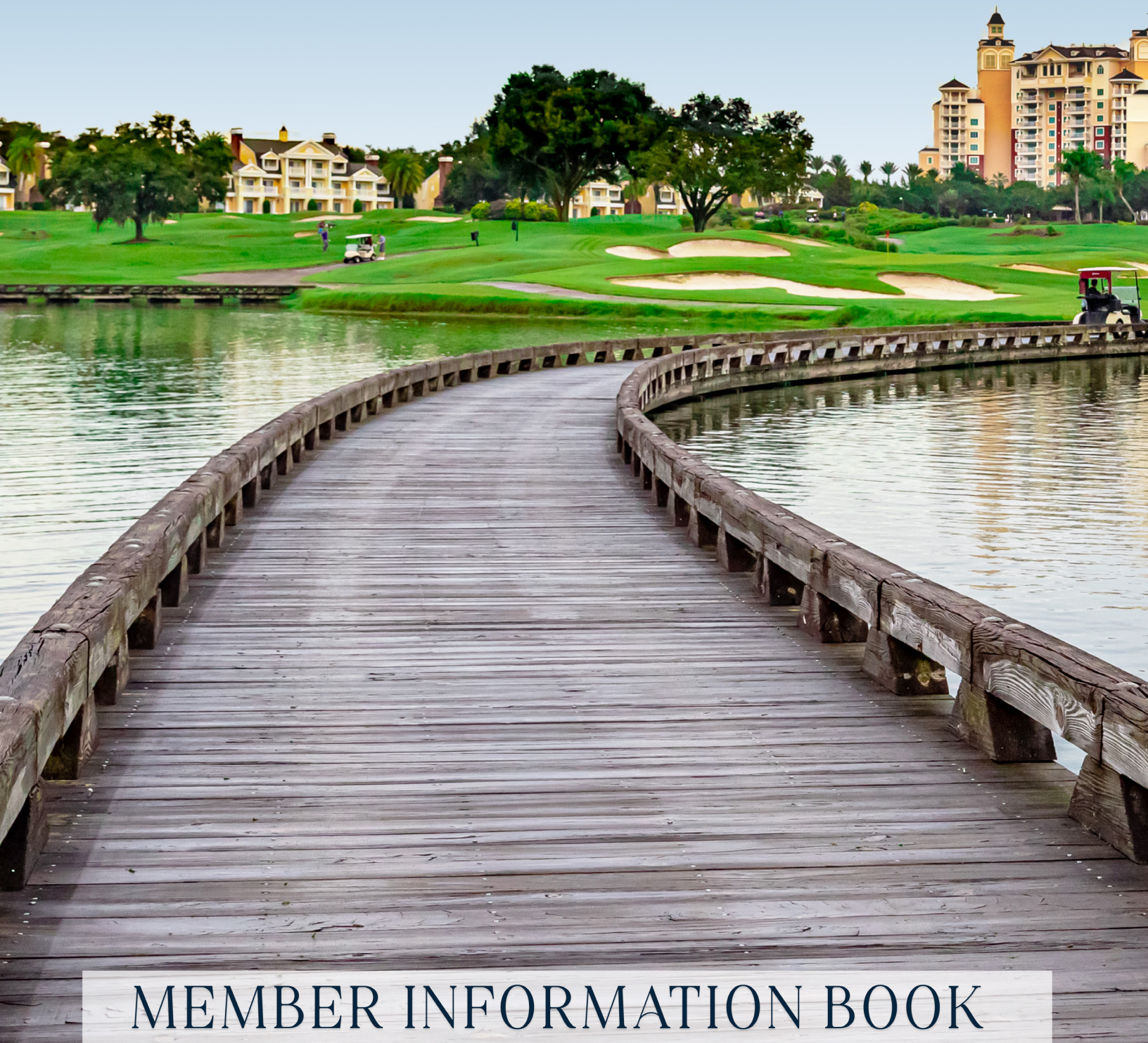




WHITEMARSH COVE

A KINGWOOD RESIDENCE CLUB



MEMBER INFORMATION BOOK

Table of Contents

Whitemarsh Cove Residence Club.....	2
Reunion Map.....	3
3 Championship Golf Courses.....	5
Water Park and Pools.....	7
Dining at Reunion.....	9
Tennis, Fitness, Mini Golf & More.....	11
Come To Orlando.....	13
FAQs.....	15
Floorplans.....	19
Reunion Lifestyle.....	21
Ownership.....	23
Exchange Program.....	25



WHITEMARSH COVE
A Kingwood Residence Club

800-316-5080
Info@ReunionRealty.com
7593 Gathering Drive
Reunion, FL 34747



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Dear Future Member,

Greetings from Whitemarsh Cove at Reunion. Our new private club rewards members with the enjoyment of luxurious new homes, an astounding variety of golf, recreational and social privileges, and an exceptional opportunity for attractive financial returns. The Whitemarsh homes are ideally located at acclaimed Reunion Resort, a meticulously planned golf community in the heart of America's most exciting family destination.

While researching ways to provide the optimal combination of luxury vacation home benefits, rental income potential and attractive price point, we discovered residence clubs. They have been enthusiastically embraced at many of the world's most prestigious destinations for more than 30 years.

Residence clubs allow busy families to enjoy quality time together without the worries, responsibilities, and financial burdens of absentee ownership. We have incorporated a dynamic rental option that can minimize or completely offset the ongoing expenses associated with a luxury vacation home. The appeal and value are further enhanced by incorporating a Reunion Club membership into our residence club membership. It's a sensible, flexible, and carefree way to enjoy the personal and financial rewards of a vacation home.

We are excited to introduce you to Whitemarsh Cove. If you treasure quality time with your loved ones, desire an expansive, elegant vacation home, enjoy pampering service, appreciate member privileges at three spectacular golf courses, want easy access to a host of beautiful amenities and some of the world's most amazing attractions, and value potential rental income, Whitemarsh Cove is perfect for you.

This Membership Information booklet explains how the club operates and why the concept is so compelling. We're confident Whitemarsh Cove will reward you with the ultimate resort lifestyle and exceed your expectations.

We invite you to join us.

Warm regards,
Your Whitemarsh Cove Membership Team



Reunion Resort & Whitemarsh Cove

A Main Entrance **B** Side Entrance **C** Back Entrance

D Reunion Grande

- "Coming Soon" Platinum Club
- Grande Lobby Sushi Bar The Clubhouse Restaurant
- 7593 Chophouse
- Lobby Gift Shop featuring Starbucks® brewed beverages

E Conference Center

Reunion Realty Offices
inside The Grande and the Traditions Clubhouse

F Clubhouse

G The Cove & Hideaway Fitness Center

Cove Bar & Grill

H Heritage Center

I Tennis Center & Miniature Golf

J Water Park Water Park Grill

K Traditions Clubhouse

Whitemarsh Cove



WHITEMARSH COVE

A Kingwood Residence Club



One Resort

THREE COURSES





THE PALMER COURSE



THE WATSON COURSE



THE NICKLAUS COURSE



Reunion Resort's legendary courses should be at the top of every golfer's bucket list.

Reunion is the only location in the world with courses designed by three of golf's more celebrated professionals: Jack Nicklaus, Arnold Palmer and Tom Watson.

Each award-winning course takes advantage of the natural landscape, creating unique and challenging layouts.



MAKE A BIG
Splash!



The recipe for a great vacation is a perfect blend of activities and relaxation.

Water Park

Float down the lazy river, ride the twisting water slides, and play lawn games at the five-acre Reunion Resort Water Park. Pair that with poolside food and beverage service in a special seating area for Reunion Club members, colorful tropical landscaping, sunny or shaded lounge areas, and you have something to please kids and adults of all ages.

Swimming Pools

By virtue of their Reunion Club memberships, Kingwood Residence Club members have free access to a magnificent selection of swimming pool options.

Cove at Seven Eagles

Reunion's largest neighborhood pool serves as an activity hub for the entire resort. Here you can dive into cooling waters (heated during the winter), wade into the shallows with ease or take a dip in one of two relaxing Jacuzzis. Seven Eagles also offers outdoor billiards and a game room, and is home to Reunion Resort's main fitness center.

Rooftop Pool at Eleven

Bringing South Beach style to Central Florida, Eleven features an inviting poolside escape 11 stories in the air. Whether catching some mid-day rays or heating up the evening with great music and handcrafted cocktails, Eleven is the ultimate experience.

More Pools

In addition to the Water Park, Seven Eagles and the rooftop Pool at Eleven, there are eight other pools throughout the resort, open dawn to dusk.

Traditions

Located in the Jack Nicklaus Tradition Clubhouse, Traditions is an upscale sports bar serving American regional cuisine. The menu is seasonal and local with farm-to-table elements. The bar includes a signature drink menu, including craft cocktails and signature barrel aged bourbons.

Eleven

Sitting atop the Reunion Resort on the 11th floor, Eleven is a glamorous indoor-outdoor venue with a roof top lounge. We need a new description of the lounge/tapas.

7593 Chophouse

Fresh seafood is delivered daily and all enhancements are made with fresh vegetables and bold spices. A uniquely extensive wine list and signature cocktail menu also offer wine pairings and libations for every taste, completing the upscale steakhouse experience.

Grande Lobby Sushi Bar

Start your night off with a light snack or a pre-dinner cocktail. The Reunion Grande Lobby Bar offers sumptuous appetizers and freshly prepared sushi on select nights for your dining pleasure.

The Reunion Clubhouse

This dining venue features American regional cuisine served in a casual and comfortable setting. The menu has a broad appeal with items that are simple, recognizable and approachable with elements of American comfort food.

The Cove Bar & Grille

The Cove offers a menu of sandwiches, salads, snacks, and smoothies with the flair of the islands, as well as a full bar.

Water Park Grille

Light meals, and ice cream treats at The Grille at the Water Park.

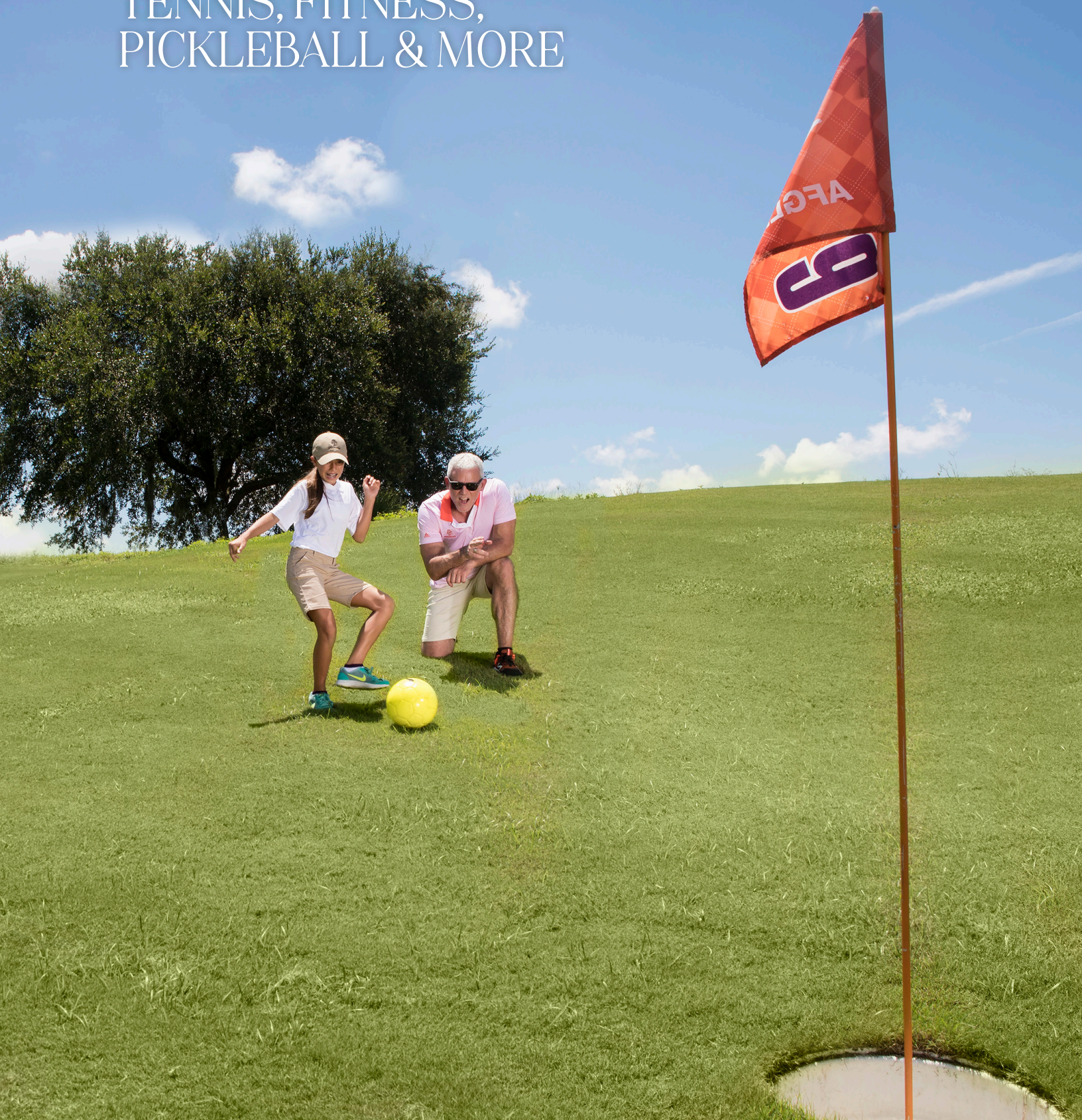


Exquisite DINING



Do it all!

TENNIS, FITNESS,
PICKLEBALL & MORE





Reunion Resort has an activity for every member of your family.

Tennis

Reunion's award-winning Tennis Centre has six state-of-the-art clay "Hydro-Grid" tennis courts, equipped for night play. Private and group lessons and clinics are available for adults and children, targeted to all levels, from beginners to the advanced player, taught by USPTA certified pros.



Pickleball

Try your hand at pickleball, the fastest-growing sport in the U.S. Sign up for court time (no experience required) or attend a pickleball clinic.

Fitness Center

Maintain your fitness program with state-of-the-art workout machines and weight equipment the Reunion fitness center, located at The Cove at Seven Eagles.

Bocce Ball Court

Enjoy this Italian lawn bowling classic game with family and friends at Cove at Seven Eagles.

Miniature Golf Course

Reunion is known for its three signature golf courses, but if you prefer to play golf on a "mini" scale check out the new miniature golf course.



Footgolf

It's played with a soccer ball and large holes on a golf course - fun for the whole family. No previous experience is required to have a great time with this unique activity.

And More...

Tree Trek Experience
Bicycle Rentals
Playgrounds

Dreams Come True

THEME PARK CAPITAL OF THE WORLD



This is a place where the adventures we share with loved ones today become tomorrow's memories.

Walt Disney World

Only six miles from your Bear's Den home, there is something for kids of all ages at their four theme parks. Explore 11 countries at Epcot, adventures for the animal lovers at Disney's Animal Kingdom, experience the glitz and glamour of Hollywood at Disney's Hollywood Studios and dreams come to life at the Magic Kingdom.

Universal Orlando Resort

Two distinct theme parks, Universal Studios Florida and Islands of Adventure, call Universal Orlando Resort home. Known for bringing you into the excitement of movies and TV, you can experience The Wizarding World of Harry Potter, ride the Despicable Me Minion Mayhem, and fight crime with The Amazing Adventures of Spider-Man.

SeaWorldOrlando

Immerse yourself in wonder, where the aquatic world comes alive. Enjoy everything from riding the mighty Manta, share an epic voyage with sea turtles, see the world through the eyes of a penguin, laugh with Clyde and Seamore's Sea Lion High show, plus so much more.

Legoland Florida

Built from the bricks up, this interactive family theme park is designed specifically for families with children ages 2 to 12 years old. Explore 10 theme zones: Miniland USA, Imagination Zone, LEGO City, LEGO Kingdoms and more.

The Shoppes at Sunset Walk

Created by the developers of Kingwood Residence Club, The Shoppes at Sunset Walk is a new lifestyle center with 200,000 square feet of shops, restaurants and entertainment venues.





WHITEMARSH COVE
A Kingwood Residence Club

Frequently Asked Questions About The Club

What is Whitemarsh Residence Club?

Whitemarsh Residence Club is a private club that provides its members with: abundant lodging in spacious, luxurious and meticulously appointed homes; world-class recreation; comprehensive golf and social membership privileges; easy access to the multitude of attractions that make Central Florida the country's premier family destination; personalized services, and; an attractive rental income opportunity.

What are the advantages of Residence Club membership?

Whitemarsh Residence Club combines the benefits of proprietary vacation home enjoyment with resort amenities, golf membership privileges, and hotel services. Members enjoy generous vacation home use, without the worries typically associated with absentee ownership, at a significantly reduced purchase price and annual expense.

How is my Residence Club membership evidenced?

Each member receives a membership certificate evidencing a 30-year right to use a Residence Club home and enjoyment of the Club privileges detailed in the Club Documents. These rights will be secured through an easement on the Residence

Club home in which you have lodging privileges (your "Designated Residence"). Upon the expiration of the 30-year period, each member will receive a full refund of the membership initiation fee.

How many members will share use of each Residence Club home?

Only five Residence Club members have lodging privileges in a Club residence.

Can more than one family or individual share a single membership?

Yes. Individuals can form legal entities to control a membership.

As a member, how often can I vacation in my Residence Club home?

Each member has the right to 10 weeks of lodging in their Designated Residence each year. Club management will allocate each member's 10 Club vacation weeks on a rotating basis so that, over the years, all members have equal access to the most demanded vacation times. Each member's Club vacation weeks will be confirmed well in advance of each calendar year to provide ample time for personal planning and to maximize rental occupancy.





Can I send guests to enjoy my Residence Club vacations?

Yes. As with any vacation home, members may invite unaccompanied guests to use any of their confirmed vacations without a guest fee. Accompanied and unaccompanied guests have access to the same membership, facilities and service privileges as a member while residing in the member's Designated Residence.

Can Residence Club members rent a portion of their vacation time?

Yes. Whitemarsh Residence Club has been designed to provide members with ample personal use and the opportunity for significant rental income. Well in advance of the beginning of each calendar year members may specify to Club management which of their vacation weeks they want to reserve for personal use and which weeks they want to make available for rental.

Can I exchange my Residence Club lodging privileges with owners of other luxury resort properties?

Yes. Whitemarsh Residence Club has been selected to participate in the prestigious Elite Alliance® Exchange program (www.EliteAlliance.com/exchange). Your complimentary Elite Alliance Exchange membership provides exchange privileges with owners at an expanding family of prestigious properties in premier domestic and international destinations. Members can deposit one or more of their Club weeks scheduled for personal use with Elite Alliance Exchange and use Elite Alliance credits to explore a wide variety of exciting and exotic locations. Elite Alliance Exchange members also have access to valuable short-notice vacations that do not require vacation deposits.

Do Whitemarsh Residence Club members pay annual dues?

Yes. The comprehensive annual dues pay for the professional management and operation of the Club homes. Included in these comprehensive annual dues are funds for property tax, master association fees, golf club fees, staff salaries, supplies, home maintenance, trash removal, legal/accounting, utilities, management fee, and reserves for the scheduled replacement of residence furnishings and appliances. These fees are a fraction of the all-in costs associated with vacation home ownership and private club membership.

Who establishes the annual dues?

The annual dues are set prior to the beginning of the Club Year by the Whitemarsh Residence Club management company in accordance with the Club Membership documents.

Do owners pay any lodging fees when they vacation at their Residence Club?

No.

Do owners pay housekeeping fees when they vacation at their Residence Club?

Yes. The housekeeping fee paid upon departure pays for a complete cleaning to prepare the residence for the next arriving owner. Members may opt for a daily tidy service for an additional fee.

Can my Residence Club membership be transferred?

Like other prestigious clubs, memberships can be transferred, willed or sold by a member through Whitemarsh Residence Club in accordance with the Club Membership documents.

Whitemarsh Cove

a Kingwood Residence Club

Whitemarsh Cove is a private residence club within internationally acclaimed Reunion Resort. Centrally located with immediate access to I-4 and the main Disney Parks, Whitemarsh Cove is your families convenient base camp for all your Orlando activities.

Your gated, secure enclave provides privileged access to Reunion's 2,300+ acres of gentle, rolling terrain, 100-year-old live oak trees, a nature preserve, and a pedestrian-friendly lifestyle. Your family will appreciate the hometown feel combined with world-class family amenities.

Whitemarsh Cove offers modern villas with a bright and open floor plan, with 9 bedrooms, and 9 bathrooms, a fully equipped kitchen, game room, and pool. This is the perfect place to create lifetime memories.





Competitive Edge:
Full Game Room



Family Time:
Open Floorplan
Living & Kitchen

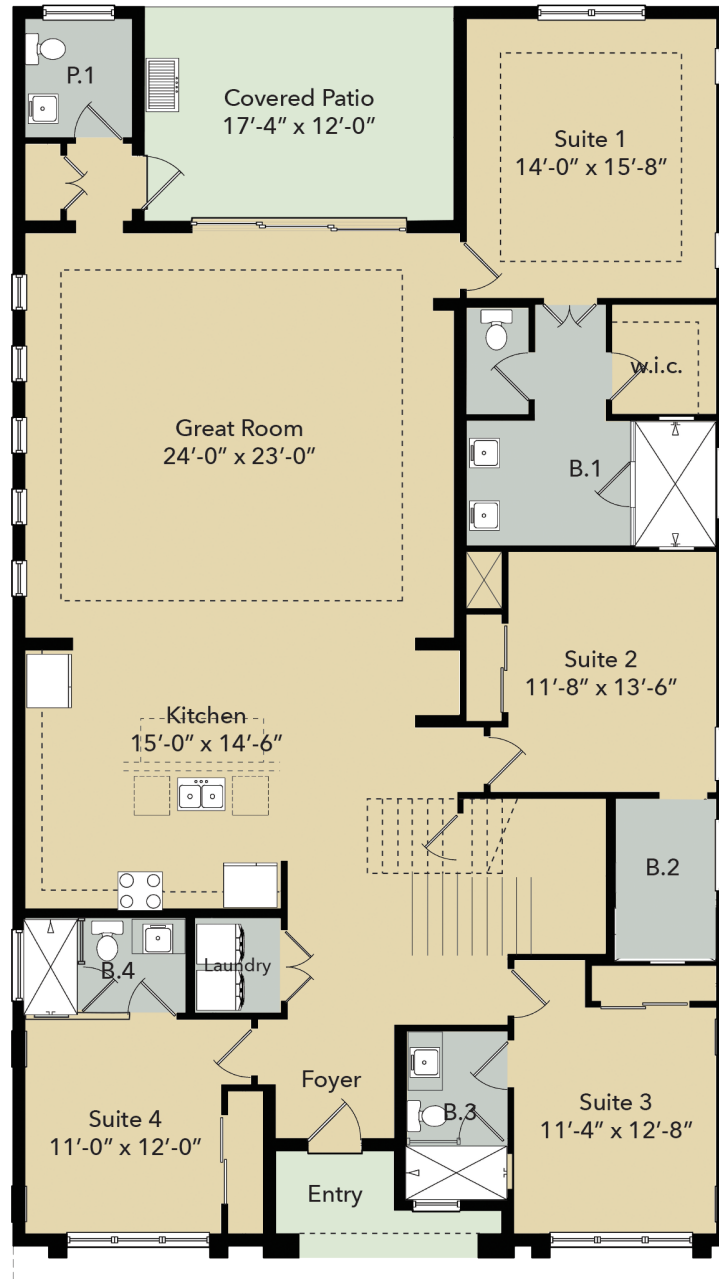


24/7 Entertainment:
Home Theatre

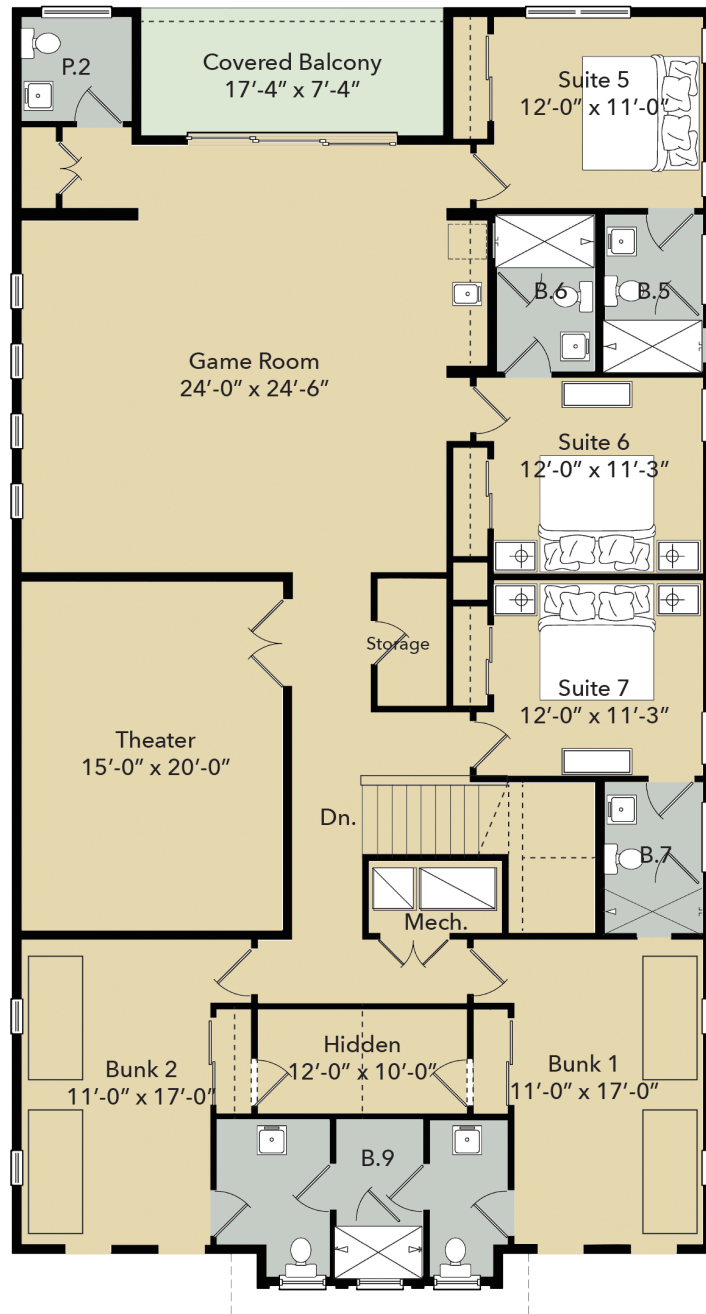
Princess Place:
Disney Themed Kids Rooms



Relax & Retreat
in the Master Suite



First Floor



Second Floor

WORRY FREE Vacations

Pre-Arrival Grocery Shopping Service

At your request, your favorite foods and beverages will be purchased on your account and placed in the kitchen of your Whitemarsh Residence Club home just prior to arrival.

Concierge Service

Your Whitemarsh Residence Club concierge will schedule your airport transportation, arrange your tee times, reserve theme park and attraction tickets, make your dinner reservations, and take care of any other special needs.

Housekeeping Service

The Whitemarsh Residence Club housekeeping staff makes sure your Whitemarsh Residence Club home is immaculate when you arrive and is ready for the next arriving member after you depart. An optional daily tidy service is available upon request for a fee.

Residence Club Staff

Your attentive Whitemarsh Residence Club staff is dedicated to making every visit fun-filled and worry-free. They will ensure that your Residence Club home is ready to provide another spectacular Club vacation, greet you upon arrival, and attend to all your needs while in residence.

Rental Program

Every aspect of your rental option is handled by hospitality professionals. Marketing, reservations, payment collection, concierge service, and on-site services are seamlessly managed. Your only responsibility is to decide which vacations you want to enjoy personally and which you want to make available for rental. Your rental income can significantly offset your annual membership fee payment.







ELITE ALLIANCE

Elite Alliance® is an exchange program for owners at its select family of prestigious residence clubs and luxurious, professionally managed vacation homes. The simple exchange process transforms your real estate ownership into a key that unlocks the door to seamless travel adventures - ski trips, golf getaways, beach escapes and much more - at a growing array of coveted destinations worldwide.

Properties in the Alliance meet premium standards of quality, service, location, and amenities. You will experience the luxury, convenience, and personal attention you've come to expect, whenever and wherever you go on an Elite Alliance vacation.





Waldorf Astoria Los Cabos Pedregal,

Cabo San Lucas Mexico

The Phillips Club II

New York, New York



Madeline Hotel and Residences

Auberge Resorts,
Telluride, Colorado



WHITEMARSH COVE

A Kingwood Residence Club

Whitemarsh Cove 1.800.267.0228 • Info@WhitemarshCove.com

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