



CHRISTIE CLUB

At Steamboat Springs



MEMBERSHIP INFORMATION



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THE DE JONG TEAM

Christie Club's preferred real estate partner



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CLUB OVERVIEW

The Christie Club is an elegant enclave of private residences and clubhouse owned by its members and operated for their enjoyment. The Club provides hassle-free Steamboat Springs vacations by combining the advantages of resort home ownership with the services and amenities of a fine hotel.

Located at the base of Mt Werner, next to the Christie Lifts, Christie Club commands a spectacular site, offers breathtaking views and is within easy walking distance to the many shopping and dining opportunities in Ski Time Square.

FEATURES & SERVICES

The following amenities are provided for the enjoyment of Christie Club members and their guests.

- **Ski-In/Ski-Out Location** – Ski directly to and from the Christie Club. The Club is ideally located on the Right-O-Way ski run, next to the Christie lifts.
- **Ski Locker Rooms** – Your ski boots and accessories are placed in your private locker in one of two members ski locker rooms prior to your arrival. Your skis and poles are stored in a secure area and handed to you by the Club ski attendant each morning.

- **Club Shuttle Service** – Club shuttles are available to transport you and your guests to and from the Steamboat Springs and Yampa Valley airports, as well as to and from Steamboat Springs area destinations during your Club vacations.

- **Health Club** – This fully equipped fitness center has everything you need to work up a sweat or work out the kinks, including state-of-the-art weight machines and exercise equipment.

- **Sauna and Steam Room** – Soothing relaxation at the end of your ski day, or any other time.

- **Heated Outdoor Swimming Pool** – Centrally located for year-round swimming and summer lounging with views of the ski mountain. Also outdoors are three large jetted spas.

- **Spas** – Adjacent the pool are two large jetted spas. Another large spa and barbeque area are conveniently located between the two Club residence buildings west of the clubhouse.

- **Club Lounge** – This sumptuous gathering area, adjacent the Club reception lobby, is the apres ski gathering place and the ideal spot for billiards, quiet conversation, card games, and reading at other times of the day.



• **Game Room** — Video and arcade games entertain children of all ages.

• **Ski Clothing and Equipment Storage** — There's no need to carry bulky ski equipment and clothing through airports. Leave your skis, ski clothes, and ski accessories at your Club. They will be stored in a secure area, awaiting your next hassle-free Club ski vacation. When you return, your ski equipment is in your private locker and your ski clothes are in your Club residence.

• **Ski Care** — You and your guests only handle skis when you are ready to ski. Upon request, skis will be tuned overnight and ready the next morning for a service fee.

• **Club Concierge** — Call for updates on Steamboat Springs snow and weather conditions and special events. Membership Services will arrange airport shuttle service from the Steamboat Springs or Yampa Valley airports, make your restaurant reservations, and take care of your ski rentals, car rentals, golf tee times, tennis reservations, horseback riding, mountain bike rentals, fly fishing, child care, personal trainers, ski instruction, catered events and any other special needs.

• **Pre-Arrival Grocery Shopping Service** — At your request, your favorite foods and beverages will be placed in your Club residence just prior to your arrival for a service fee.

• **Valet Parking** — Upon your arrival, a Club valet will park your vehicle in the Club's covered parking area.

• **Club Staff** — An attentive Club staff is available to make sure every Club vacation is fun-filled and worry-free.



QUESTIONS & ANSWERS

What is the Christie Club at Steamboat Springs?

The Christie Club is a private, member-owned club with luxurious 3 & 4 bedroom residences and an elegant clubhouse. The Club has a south-facing, ski-in, ski-out location at the base of Mt. Werner, next to the Christie Lifts and adjacent to Ski Time Square, the ski resort's activity center. Club amenities include a reception lobby, Members' Lounge, two ski locker rooms, fully equipped health club, heated outdoor swimming pool, three outdoor jetted spas, sauna, steam room, game room and long-term clothing/equipment storage area. The Club provides Steamboat and Yampa Valley airport shuttle service and in-town transportation for its members.

How is ownership of the Club evidenced? Title is evidenced by a real estate deed, which is recorded and is guaranteed by a title insurance policy. Each member owns a 1/7th debt-free, undivided deeded interest in one of the Club's furnished residences. Each member also owns an undivided deeded interest in the clubhouse and common areas.

How often can owner/members use their Club? As often as they wish, subject to the Club's reservation policies. Each Membership can reserve up to 14 days of Planned Winter Vacations and 14 days of Planned Summer Vacations. After all planned vacation time is reserved, members can reserve additional lodging on a "space available" basis and/or a "short notice" basis. There is no limit

to the amount of use. If some members use the Club less than their available time, other members can use it more. (The Club's Lodging Reservation Policies & Procedures provides a detailed explanation of member use privileges.)

Can more than one family or individual own a single membership? Yes.

Memberships may be jointly owned by two families or individuals, limited liability companies, corporations or family trusts. It will be up to the joint owners to allocate Club lodging for that membership in compliance with the Club's Lodging Reservation Policies and Procedures.

Is the Christie Club a typical timeshare development? No. Timeshare is typically the ownership of a specific week and lodging is limited to a specific unit. Christie Club members have access to all Club residences of their membership type (3 or 4 bedroom) and all Club facilities with the right to use anytime, subject to reservation policies. Christie Club membership is very similar to membership in a prestigious equity golf country club, except members reserve lodging rather than tee times.

Why was the residence club concept developed? The Christie Club was designed to: provide more convenience, services and amenities than are provided by an equally luxurious condominium development; provide members with as much vacation use as a typical vacation homeowner uses his or her vacation home; and match the real estate ownership price with this amount of use.



Are there similar clubs at other resorts? Yes. The highly acclaimed Deer Valley Club at Deer Valley Resort in Park City, Utah was the first residence club and has been in operation since 1992. The Deer Valley Club concept was created by the developers of Christie Club's final phase. Other residence clubs are in operation, under construction or in the development process in Aspen, Vail, and Telluride, Colorado; Lake Tahoe, Nevada; Manhattan; California Wine Country; Scottsdale, Arizona; Bermuda; and Mexico.

As a Christie Club member, can I vacation at other residence clubs? Christie Club members have the opportunity to voluntarily exchange lodging privileges with members of other residence clubs located in equally prestigious resorts.

How does a member reserve Club lodging? Christie Club reservation policies allow members to reserve family vacations well in advance while also accommodating last-minute getaway decisions. Members reserve their winter vacations in the fall and their summer vacations in the spring. Short-notice getaways can be reserved on a "space-available" basis. (The Lodging Reservation Policies and Procedures provides a detailed explanation of member use privileges.)

Will members always stay in the same Club residence? No. Members have equal access to all Club residences of their membership type (3 or 4 bedroom). Members may request a specific residence and this request will be granted,

when possible, according to the Lodging Reservations Policies & Procedures.

What if the number of members wishing to stay at the Club exceeds the number of residences available? The Christie Club has been designed to equitably allocate peak period reservations when demand for lodging may exceed supply. A rotating priority reservation system insures all members will have equal access to peak-period lodging over the years. (The Lodging Reservation Policies & Procedures provides a detailed explanation of member use privileges.)

Which family members have Club privileges? Spouses and dependent children under age 25 have full membership privileges. "

Do members have guest privileges? Yes. Guests staying in the same Club residence with a member are not charged. Sponsored Guests staying in a separate Club residence (space available) are charged a guest fee set by the Board of Directors. (The Lodging Reservation Policies and Procedures section of this booklet provides a detailed explanation of guest privileges.) Members may invite Unaccompanied Guests to use their confirmed Planned Vacations and Space Available Vacations without a guest fee.

What happens to the revenues collected from guests? All guest revenues collected by the Club are applied to the general operating budget.



Christie Club open to the public? The Christie Club is operated for the use, benefit and enjoyment of owner/ members, their families and their guests only. Prior to full subscription of the Club's final phase, limited public use will be permitted for marketing purposes.

Do owner/members pay annual fees? Yes. The annual owner fees pay for the professional management and operation of all Club facilities and amenities. Included in these annual fees are funds for staff salaries, supplies, maintenance, window washing, trash removal, legal/ accounting, fuel, utilities, property taxes, transportation and replacement and/or refurbishing of club facilities.

Do members pay housekeeping charges when they stay at their Club? Yes. A housekeeping fee is charged for each visit. Members and guests may request daily maid service at an extra charge. Please see the Financial Information sheet for housekeeping and daily maid service charges.

Can members use the Club facilities if they are not staying overnight at the Club? Yes. Members can use the Club facilities and common areas when not staying overnight. (The Lodging Reservation Policies and Procedures provides a detailed explanation of member use privileges.)

Who establishes the dues and controls the affairs of the Club? A member-elected Board of Directors establishes budgets and dues on an annual basis.

Do the Club residences have fireplaces? Yes. Each living room has a large, rock, gas fireplace.

Are cable television and VCRs be available? Yes. There is cable television and a VCR in the living room and a television in each of the bedrooms.

Can a Christie Club Membership be resold? Yes. Like any other form of real estate, the member's undivided deeded interest can be sold or transferred by the member, or sold by a licensed real estate agent through the multiple listing service, subject to the Club Condominium Declaration and Bylaws.



LODGING RESERVATIONS POLICIES & PROCEDURES

The Christie Club Lodging Reservations Policies and Procedures have been designed to insure that all Members have equal access to the membership type they have purchased. The Member can use Club lodging during “Planned Vacations” and on a “Space Available” basis. Usage options are described below.

The Lodging Reservations Policies & Procedures have been carefully formulated in an attempt to be fair and equitable to all categories of Membership. The Christie Club Board of Directors reserves, as permitted in the Club’s Declaration /Bylaws, the right to alter these Lodging Reservations Policies & Procedures from time to time as conditions warrant. Changes which intentionally discriminate against any category of Membership are not permitted. In the event there is a conflict between the Club’s Declaration/Bylaws and the Lodging Reservations Policies and Procedures, the Club’s Declaration/Bylaws will control.

FEATURES & SERVICES

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 a Member in the Member’s reserved 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. Lodging Fees consist of usage fees set by the Club Interest Committee or the Board of Directors.

Board of Directors — The governing body of the Association who shall manage, control and conduct the business affairs of the Association.

Club Management — The independent management company retained by the Association to manage the Club Residences.

Club Manager — The individual hired by the Club Management to manage the overall Club operations.

Club Reservation Office — The location where reservations are confirmed for Members’ Planned Vacations and Space Available Vacations.

Club Residence — A Club interest unit.

Club Year — The Club Year runs from Oct 1st — Sep 30th each year.

Day Use Guest — The guest of a Member who utilizes the Club’s non-lodging facilities on a daily basis. The Member must accompany the Day Use Guest and Day Use Guests pay a daily fee for such usage. The Club Management may limit the number of Day Use Guests permitted on the premises during peak times.



Members — The owners of a Membership or the persons designated in writing by the Membership (the Designated Owners) to have Membership privileges.

Membership — A Membership provides Membership privileges for a particular Club Residence category for a maximum of two designated Members. Each Membership must identify one Member whose responsibility it is to submit one Planned Vacation Reservation form that represents the Planned Vacation reservation requests for both designated Members of the Membership.

Planned Vacations — Those pre-reserved days when a Member can use a Club Residence of his or her particular category or can send Unaccompanied Guests to use the Club Residence at no additional charge, except for the published housekeeping fees, gratuity fees and incidental charges. Memberships are given the opportunity to reserve up to 28 days of Planned Vacations each Club Year (14 days in the winter and 14 days in the summer).

Planned Vacation Reservation Periods — The Winter Planned Vacation Reservation Period is the 45-day period from June 1st to July 15th of each year during which Memberships can reserve their Planned Vacation days for the coming Winter Season. The Summer Planned Vacation Reservation Period is the 45-day period from March 1st to April 15th of each year during which Memberships can reserve their Planned Vacation days for the coming Summer Season. In the event a Member wishes to cancel a Planned Vacation,

that request for cancellation must be received by the Club management, in writing, at least 14 days prior to the scheduled arrival, in order for the member to retain the usage rights associated with the canceled Planned Vacation days. If the notice of cancellation is not received in writing at least 14 days prior to the scheduled arrival, the Club will deem all of the Planned Vacation days for which proper notification was not received to have been used and will impose a financial penalty established by the Board of Directors.

Reservation Priority Number — The Reservation Priority Number is assigned to each Membership prior to confirmation of the Winter Planned Vacation days. This number is used by the Club Reservations Office to allocate Winter and Summer Planned Vacation days when demand exceeds lodging supply.

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

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 sleeper sofas times two.



Space Available Vacations — Each Member has unlimited access to and usage of its particular Club Residence category on a space available basis. Members can lodge in a Club Residence during Space Available Vacations for periods up to seven days per reservation. Each Membership (not Member) can have only one Space Available Vacation reservation on the books at a time (except for short notice reservations as detailed below). Space Available reservation requests are accepted after Sep 1st for the Winter Season and after May 1st for the Summer Season. The Club Reservations Office will process all Space Available Vacation reservation requests on a first-come, first-served basis. If a Member fails to check-in at the Club on the reserved date without notice to the Club Management at least 48 hours prior to scheduled check-in, the Membership will be responsible to pay for one day of occupancy at the prevailing Sponsored Guest Rate. Each Membership (not Member) can make a short-notice Space Available (reservation anytime within five days of the scheduled arrival date for th reservation. Such short notice reservations can be made even if a Membership has a confirmed Space Available reservation on the books. Members can lodge in a Club Residence for periods up to seven days per short notice reservation. Each Membership can have only one short notice reservation on the books at a time. The Club Reservations Office will process short notice reservation requests independent of a Membership's already reserved Space Available Vacation dates.

Sponsored Guest — Any Member-invited guest who lodges at the Club without the Member on a space-available basis or in a separate Club Residence at the same time as the Member. Sponsored Guests must pay the Sponsored Guest Rate.

Sponsored Guest Rate — A Lodging Fee established by the Board of Directors in accordance with the Club's Declaration/Bylaws of Christie Club.

Sponsored Guest Vacations — Members may invite Sponsored Guests to lodge at the Club on a space-available basis at the Club Manager's discretion during non-peak periods only. Sponsored Guests can lodge in the particular Club Residence category of the sponsoring Member for periods up to seven days per reservation. A Member requesting lodging for a Sponsored Guest must specify the Sponsored Guest's name, address and telephone number in writing at least 14 days prior to arrival so that the Club Reservations Office can send a confirmation notice to that Sponsored Guest. Members can request and be allowed to have more than one Club Residence occupied by Sponsored Guests at a given time. Sponsored Guests are required to pay the Sponsored Guest Rate for lodging and incidental charges upon checkout unless payment has been arranged in advance by the sponsoring Member. The sponsoring Member is responsible for any unpaid charges incurred by their Sponsored Guests and is responsible for any damages to Club facilities caused by their Sponsored Guests. The number of persons lodged with a Sponsored Guest in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence. If a Sponsored Guest fails to check-in at the Club on the reserved date without notice to the Club Management at least 48 hours prior to scheduled check-in, the Member who requested the reservations for the Sponsored Guest will be responsible to pay for one day of occupancy at the prevailing Sponsored Guest Rate.



Summer Season — The Summer Season begins in mid-May of each year and ends in mid-October of each year. The Club Interest Committee or the Board of Directors will determine and publish annually the Club's exact opening and closing dates for each Summer Season.

Unaccompanied Guest — Any guest who lodges in a Club Residence without a Member during a Member's Planned Vacation or Space Available Vacation. A Member requesting lodging for an Unaccompanied Guest must specify the Unaccompanied Guest's name, address and telephone number in writing at least 14 days prior to arrival so that the Club Reservations Office can send a confirmation notice to that Unaccompanied Guest. Unaccompanied Guests are required to pay all housekeeping fees, gratuity fees, and incidental charges plus checkout unless payment has been arranged in advance by the sponsoring Member. The sponsoring Member is responsible for any unpaid charges incurred by their Unaccompanied Guests and is responsible for any damages to 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.

Winter Season — The Winter Season begins no later than the published winter opening date of Steamboat Ski Resort. The Winter Season ends no earlier than the published winter closing date of the Ski Resort. The Club Interest Committee or the Board of Directors will determine and publish annually the Club's exact opening and closing dates for each Winter Season.

RESERVATION PROCEDURES

Planned Vacations—Winter Season — By June 1st of each year, Memberships are mailed a Planned Vacation reservation form which requests Members to select their Planned Vacation dates for the coming Winter Season. The Reservation Priority Number for each Membership will be noted on the Planned Vacation reservation form by the Club Reservations Office. *If the Planned Vacation reservation form is not received by the Member by June 14th, the Member should immediately notify the Club Reservations Office.*

Each Membership is allowed two Planned Vacations for the Winter Season. Each Planned Vacation can be a maximum of seven days with arrivals and departures planned between or on Saturdays, ie: each 7-day period begins and ends on Saturday. Exceptions to the arrival and departure times may be made, at times, by the Club's Management. By July 1st of each year, completed Winter Planned Vacation reservation forms are returned by Members to the Club Reservations Office. It is the Member's responsibility to complete and return the Planned Vacation reservation form by July 1st to preserve priority rights for the coming Winter Season. Planned Vacation reservation forms received after July 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 July 15th, the Club Reservations Office allocates the Winter Planned Vacations in the following manner:



First Winter Planned Vacation — Memberships 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 Memberships with the lowest Reservation Priority Numbers will be confirmed.

Second Winter Planned Vacation — After the First Winter Planned Vacations are confirmed for Memberships, Memberships are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Memberships with the highest Reservation Priority Numbers will be confirmed.

By August 1st, written confirmation of the Winter Planned Vacations is sent to each Membership. Additionally, a reservations calendar will be sent indicating which dates have been reserved by which Members. Memberships which reserved fewer than their full allocation of Winter Planned Vacation days will then have the opportunity to make additional reservation requests during the month of August on a first-come, first-served basis. These reservations will be made for days shown to be available on the reservations calendar. If the total number of confirmed Planned Vacation days for a Membership totals less than 14 days, the Membership can reserve the balance, on an “as available” basis, via written request.

After September 1st, Members may make Space Available reservations for the Winter Season.

Planned Vacations—Summer Season — By February 1st of each year, Memberships are mailed a Planned Vacation reservation form which requests Planned Vacation dates for the upcoming Summer Season. Each Membership retains the Reservation Priority Number assigned in the previous June. *If the Planned Vacation reservation form is not received by the Member by February 14th, the Member should immediately notify the Club Reservations Office.*

Each Membership is allowed two Planned Vacations during the Summer Season. Each Planned Vacation can be a maximum of seven days with arrivals and departures planned between or on Saturdays, i.e., each seven-day period begins and ends on Saturday. Exceptions to the arrival and departure times may be made, at times, by the Club’s Management.

By March 1st of each year, completed Summer Planned Vacation reservation forms are returned by the Members to the Club Reservations Office. It is the Member’s responsibility to complete and return the Planned Vacation reservation form by March 1st to preserve priority rights for the coming Summer Season. Planned Vacation reservation forms received after March 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 March 15th, the Club Reservations Office allocates Summer Planned Vacations in the following manner:



First Summer Planned Vacation – Memberships 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 Memberships with the highest Reservation Priority Numbers will be confirmed.

Second Summer Planned Vacation – After the First Summer Planned Vacations are confirmed for Memberships, Memberships are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Memberships with the lowest Reservation Priority Numbers will be confirmed. By April 1st, written confirmation of the Summer Planned Vacations is sent to each Membership. Additionally, a reservations calendar will be sent indicating which dates have been reserved by which Members. Memberships with reserved fewer than their full allocation of Summer Planned Vacation days will then have the opportunity to make additional reservation requests during the month of April on a first-come, first-served basis. These reservations will be made for days shown to be available on the reservations calendar. If the total number of confirmed Planned Vacation days for a Membership totals less than 14 days, the Membership can reserve the balance, on an “as available” basis, via written request. After May 1st, Members may make Space Available reservations for the Summer Season.

Day Use – Members and guests accompanied by a Member have unlimited use of the Club’s amenities and services. Day Use is subject to availability and priority usage rights are assigned to Members and/or guests lodging at the

Club. Members should contact the Club prior to the intended day of use to assess availability of services and amenities. Members and their guests must check in daily with the Club Membership Office to register for Day Use. The Club has the right to limit Day Use by Members and the number of guests accompanying a Member for Day Use.

Exchanging Planned Vacations – Members may exchange their confirmed Planned Vacations with other Members. Members will be provided a reservations calendar after Planned Vacations have been confirmed for the Winter and Summer Seasons, respectively. Exchanges should be arranged directly between Members. Written notice of an exchange must be provided to the Club Reservations Office at least 14 days prior to the arrival date of the Member using the earliest Planned Vacation involved in the exchange. Club Management encourages and will make all reasonable efforts to facilitate such exchanges between Members.

Maintenance Periods – The Club will be closed during Maintenance Periods from the end of the Winter Season to the beginning of the Summer Season and from the end of the Summer Season to the beginning of the Winter Season. The Maintenance Periods will allow for performance of maintenance projects that are otherwise disruptive to normal Member services, minimize cost of operations during these marginal weather times and provide the Club staff an opportunity for vacations between seasons. The Board of Directors will set the actual dates of the Maintenance Periods for each Club Year.



First Summer Planned Vacation – Memberships 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 Memberships with the highest Reservation Priority Numbers will be confirmed.

Second Summer Planned Vacation – After the First Summer Planned Vacations are confirmed for Memberships, Memberships are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Memberships with the lowest Reservation Priority Numbers will be confirmed. By April 1st, written confirmation of the Summer Planned Vacations is sent to each Membership. Additionally, a reservations calendar will be sent indicating which dates have been reserved by which Members. Memberships with reserved fewer than their full allocation of Summer Planned Vacation days will then have the opportunity to make additional reservation requests during the month of April on a first-come, first-served basis. These reservations will be made for days shown to be available on the reservations calendar. If the total number of confirmed Planned Vacation days for a Membership totals less than 14 days, the Membership can reserve the balance, on an “as available” basis, via written request. After May 1st, Members may make Space Available reservations for the Summer Season.

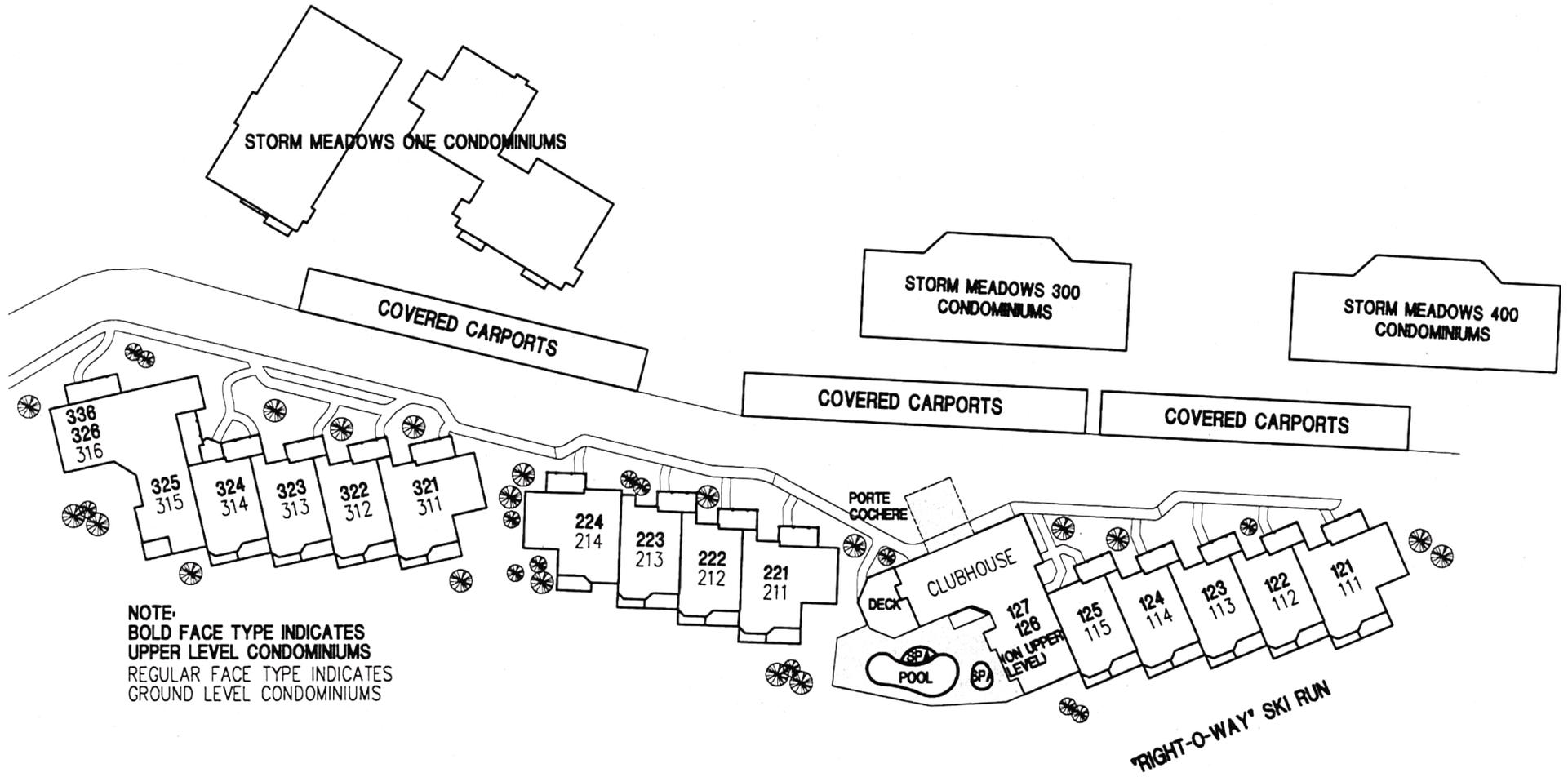
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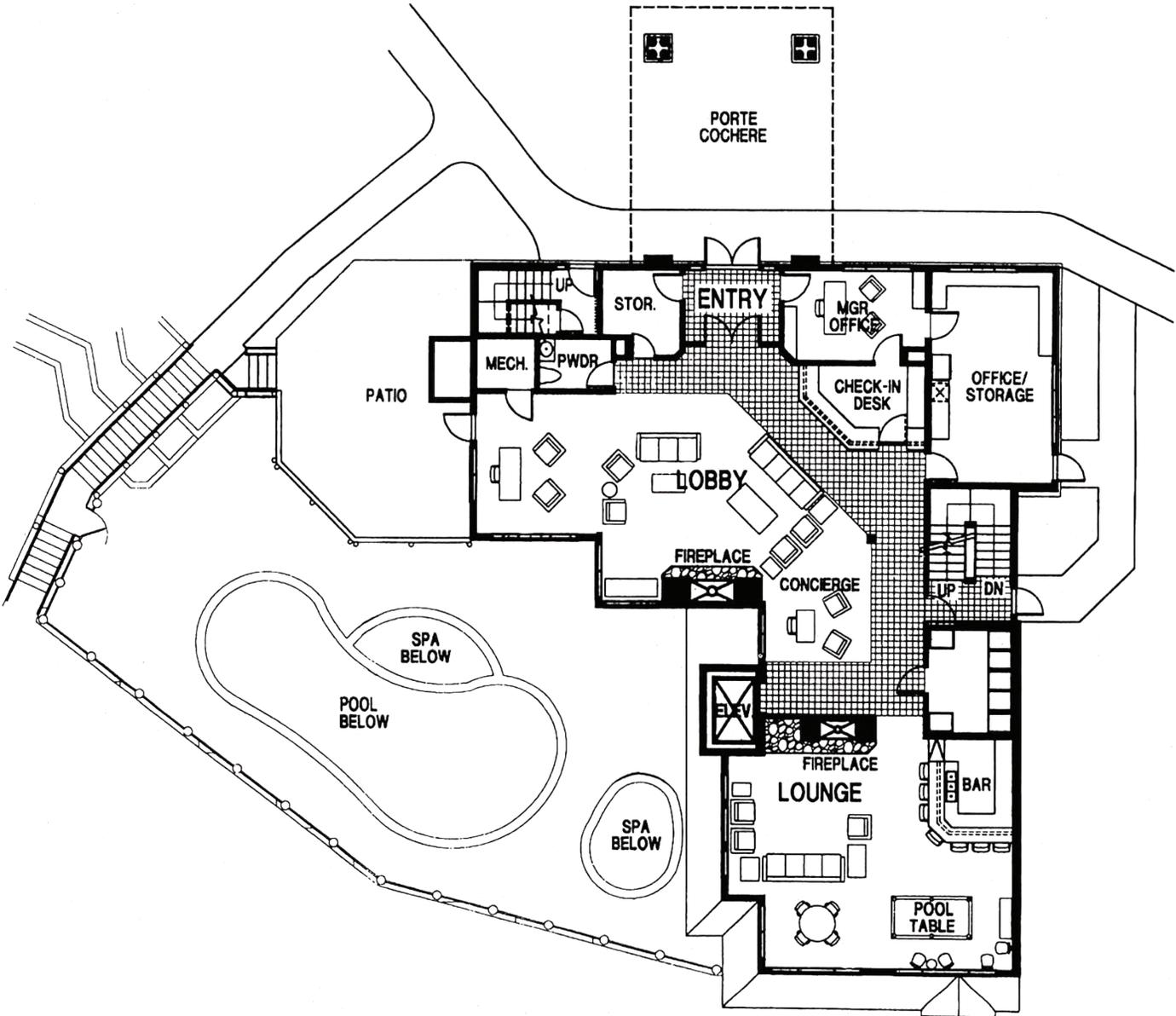
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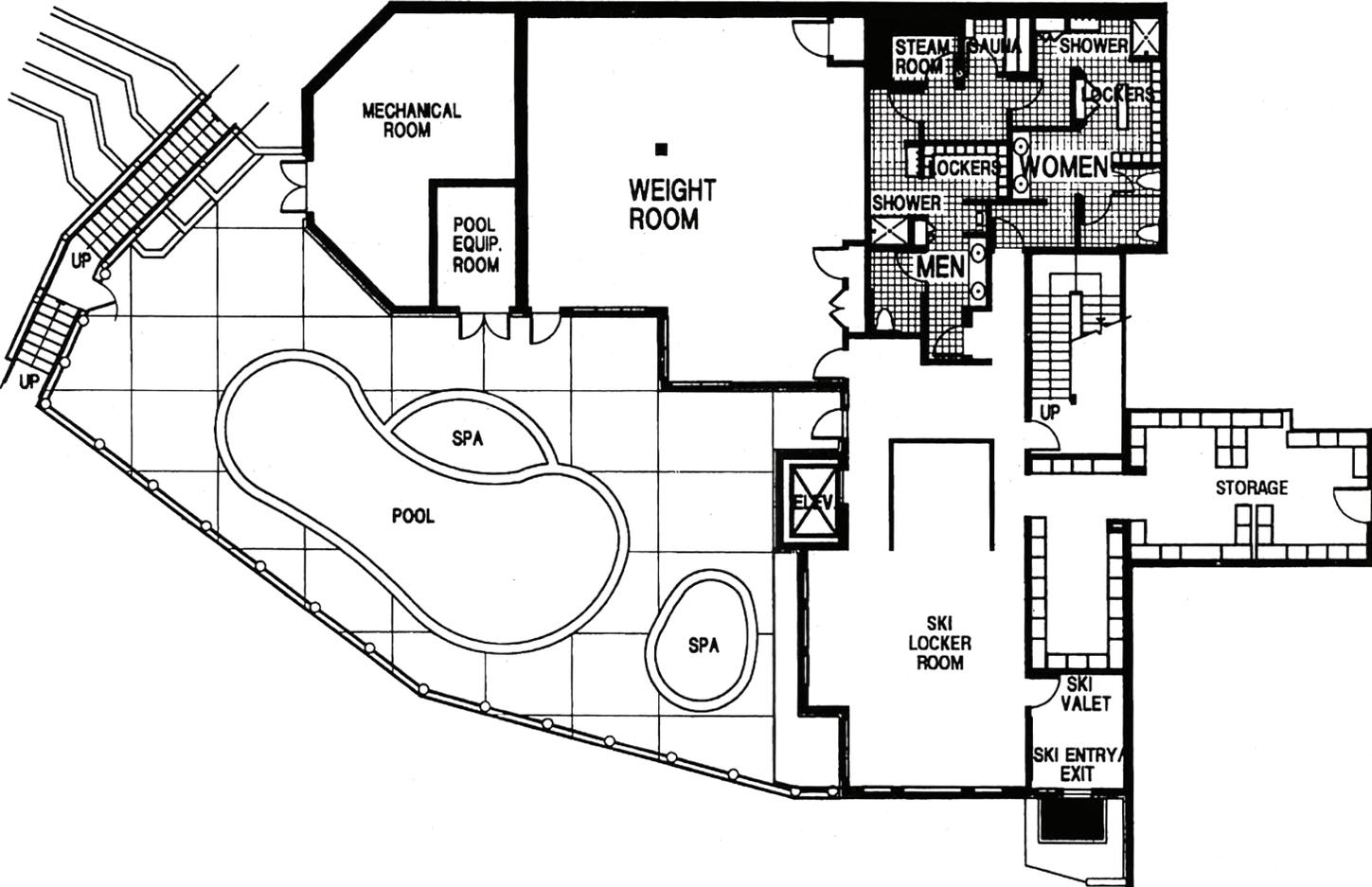
SITEPLAN



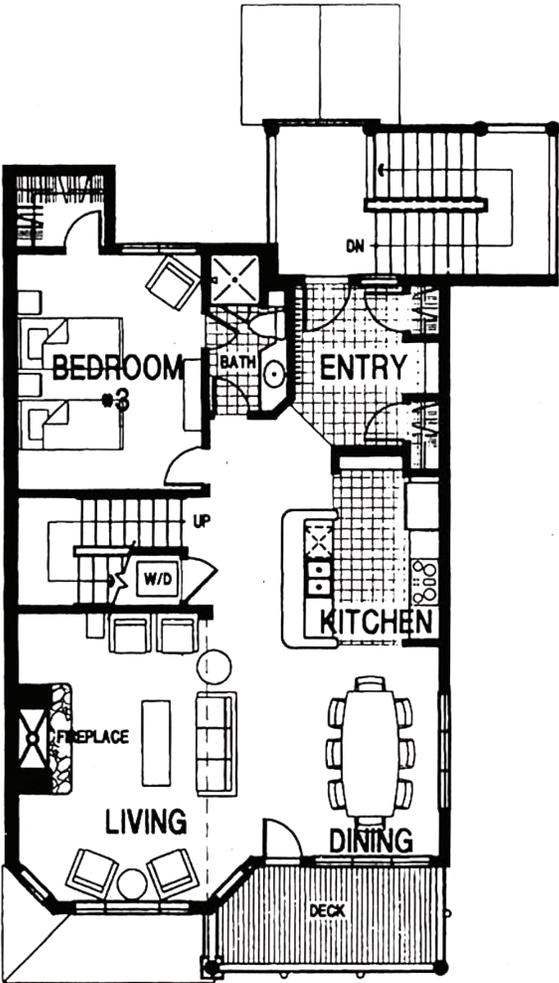
FLOORPLAN



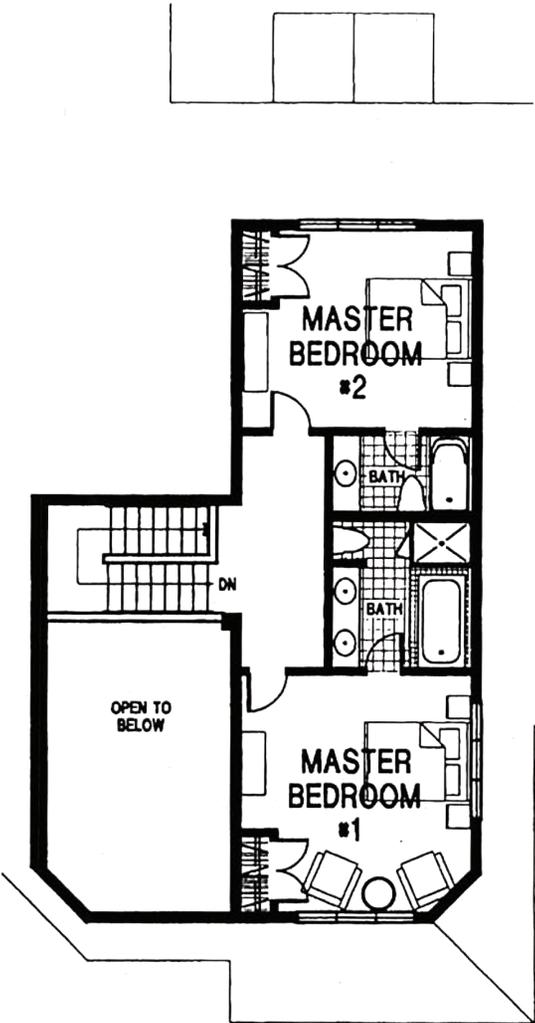
CLUBHOUSE MAIN LEVEL



CLUBHOUSE LOWER LEVEL

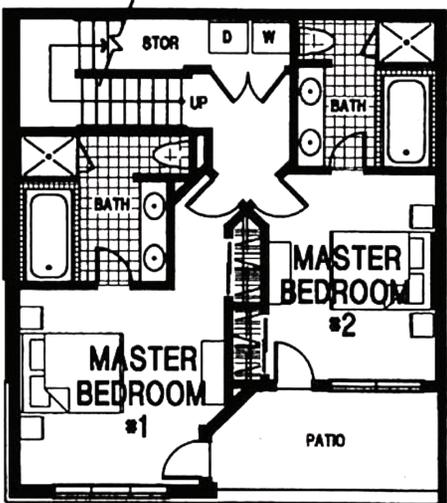


LOWER LEVEL

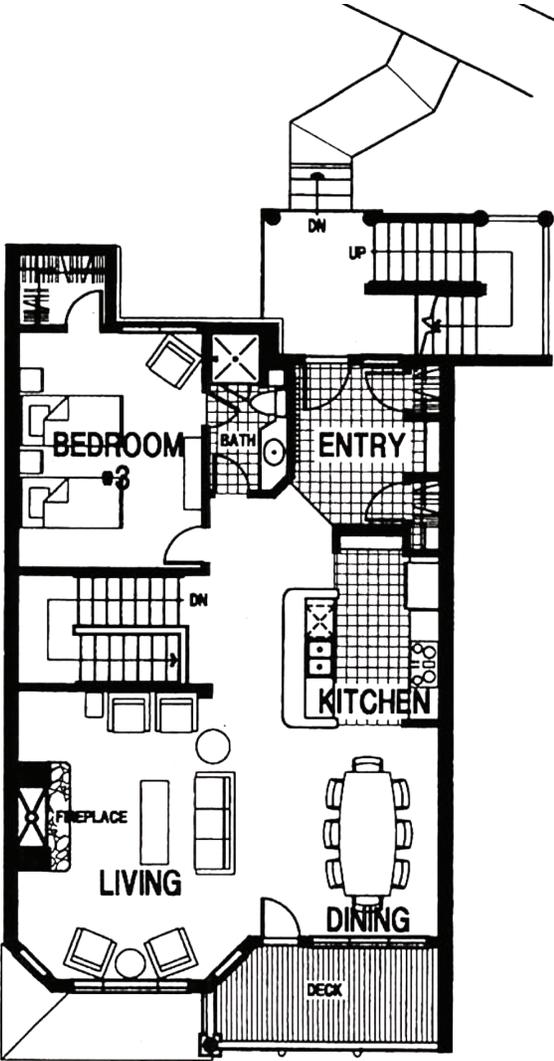


UPPER LEVEL

3 BEDROOM UPPER

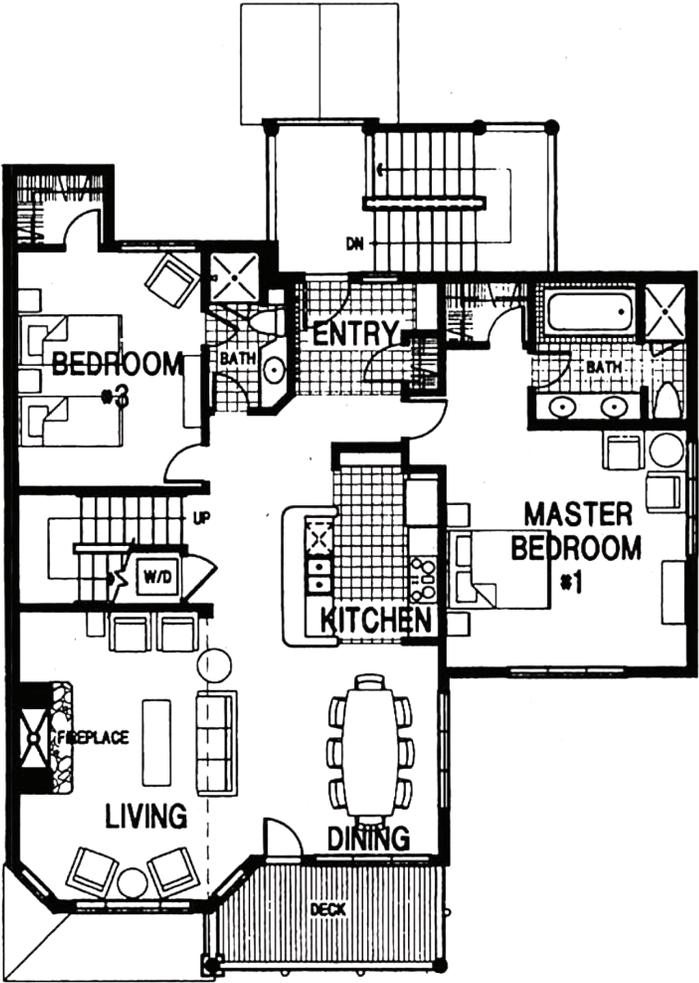


LOWER LEVEL

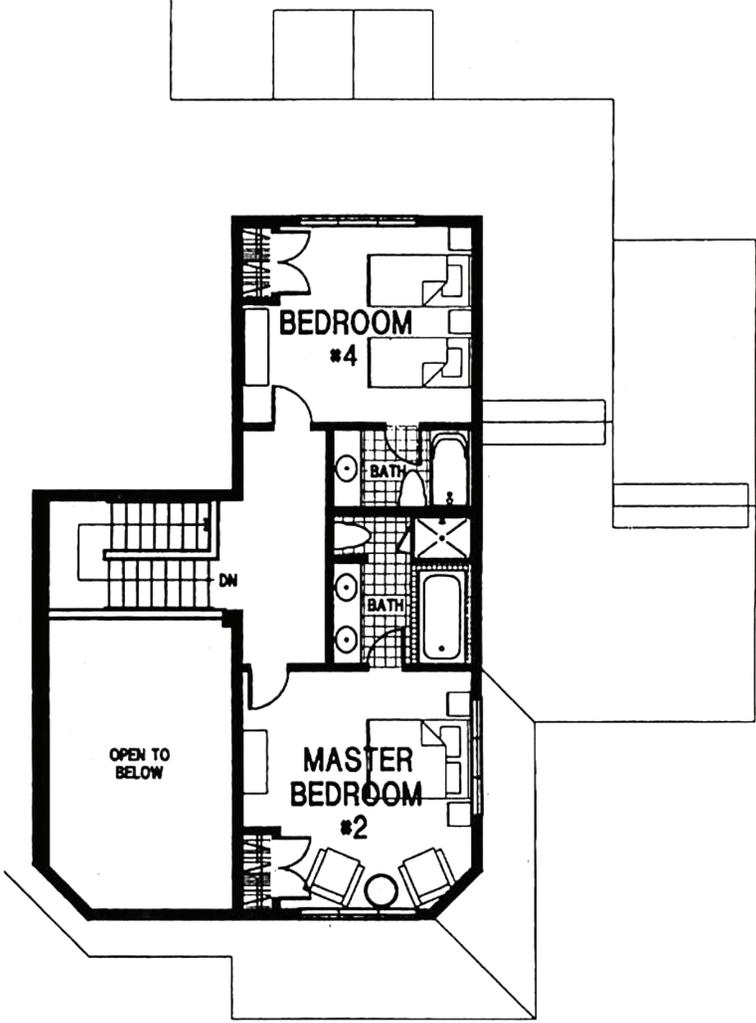


UPPER LEVEL

3 BEDROOM LOWER

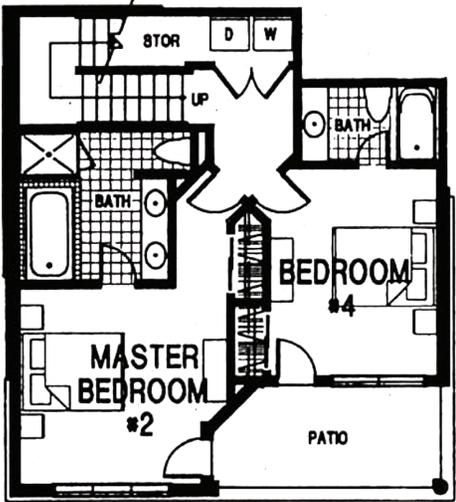


LOWER LEVEL

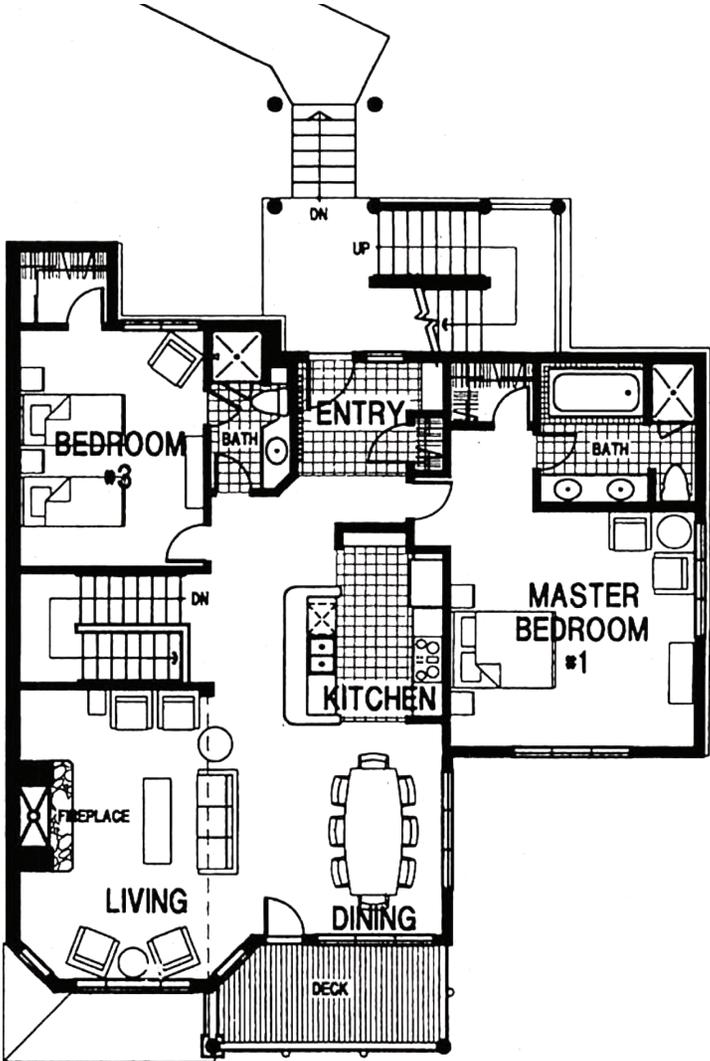


UPPER LEVEL

4 BEDROOM UPPER



LOWER LEVEL



UPPER LEVEL

4 BEDROOM LOWER

THE DE JONG TEAM

Christie Club's preferred real estate partner



Steamboat | Sotheby's
INTERNATIONAL REALTY

COLLEEN DE JONG *Real Estate Broker*
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