



THE ROCKS CLUB AT PINNACLE PEAK

- OVERVIEW -

THE PROPERTY

The Rocks at Pinnacle Peak is a private, Member-owned residence club comprised of luxuriously furnished three- and four-bedroom villas and an elegant clubhouse, all of which are managed for the owners by Troon Golf. The Rocks is located on approximately 22 acres of breathtaking high Sonoran Desert in the heart of the prestigious resort town of Scottsdale, Arizona. Tucked in an area of secluded topography, The Rocks offers dramatic views of Pinnacle Peak, Troon Mountain, Four Peaks and the McDowell Mountains.

The Rocks offers a unique opportunity for home ownership within a private and exclusive gated community. Designed by internationally acclaimed Scottsdale architect, Bing Hu, each three- and four-bedroom Rocks villa has two master suites and is fully furnished with an exquisite hacienda-style furniture motif.

Services include: pre-arrival grocery shopping and delivery; a bell staff for arrival and departure assistance; complimentary continental breakfast, concierge services; daily housekeeping; full maintenance and repairs; priority reservations up to 90 days in advance at all Troon Golf-managed daily fee golf courses worldwide; charging and private reception privileges at Troon Golf's Scottsdale-area daily fee golf country clubs; and in-residence catering for special occasions and entertaining.

Your ownership of one or more Primary Memberships is designed to meet a variety of needs. The vision for The Rocks Club is to create a vacation home lifestyle experience unlike any other:

OWNERSHIP

The Rocks Club at Pinnacle Peak is designed for those looking for an intimate and exclusive resort experience with an inspiring Sonoran Desert location. The ownership concept makes a lot of sense for a great many people because it provides all the benefits of owning a vacation home of the highest quality, with zero hassles. Actually, the headaches of second-home ownership are replaced with services and amenities only found in the world's finest resorts.

Each member purchases an undivided 1/7th share of a Rocks three- or four-bedroom villa. Ownership is evidenced by a general warranty deed and is guaranteed by a title insurance policy. Members also own a common interest in all villa furnishings, the clubhouse, gatehouse and all other common areas on the property. This is truly a member-owned club.



VACATION PLANING & USAGE

On June 1st of each year, owners will receive a reservation form asking them to select their first four vacation weeks for the upcoming year. After completing the form, owners will return their reservation requests to the club by July 1st. The club will then book each owner's first four vacation weeks during the month of July with confirmation then being mailed to owners by August 1st. After all owners have the ability to book to four weeks, the club opens to space available vacations on August 15th. On August 15th and then again on September 15th, owners may contact the club to book an additional week of vacation on space availability. So, by September 15 of each year, owners may have up to six vacation weeks booked at The Rocks for the upcoming year. The club's year is defined as beginning and ending on the first Friday of each October.

In addition to booking the vacations described above, owners may also visit on a short-notice basis whenever they like based on availability. Owners may contact the club anytime within 30 days of their desired arrival to check availability and book a residence. That is the wonderful thing about The Rocks' reservation system. It provides the flexibility to both schedule and plan for vacations many months in advance while maintaining the ability for owners to change plans quickly and/or visit on a moment's notice. Here is a summary of the reservation system.

- | | |
|--------------|---|
| June 1 | Reservation forms mailed to owners |
| July 1 | Reservation forms returned to club |
| August 1 | Owners will receive confirmation of the first four vacation weeks |
| August 15 | Owners may book up to one additional space available week |
| September 15 | Owners may book a second space available week |

Anytime Owners may book short-notice vacations anytime regardless of what they have already booked at the club. Simply contact the club within 30 days of the desired arrival to check availability and book a residence.

VILLAS

When vacationing at The Rocks, owners may request either a three-bedroom or four-bedroom villa depending upon their needs for that vacation.

**THE
ROCKS**
LUXURY RESIDENCE CLUB
Scottsdale

AMENITIES AND SERVICES

The Rocks is a private club owned by its members and operated for their enjoyment by the talented staff of Troon Golf. As part of the vacation lifestyle created here, owners have a full array of amenities and services awaiting their arrival.

Exclusive, Gated Community - Members, their guests and visitors have a wonderful sense of arrival and security as they pass through the private, gated entrance, which is staffed 24 hours each day by our welcoming Gate Hosts. Upon arrival, Members are greeted by the Club's attentive staff and assisted with their luggage by the bell staff.

Villas - The villas are nestled into the property's dramatic topography in such a manner as to maximize views, ensure the privacy of the villas' terraces and preserve the natural rock formations and native vegetation. Each villa's lounging terrace features its own private pool/hot tub, chimenea fireplace and built-in barbeque area. The villas are fully furnished with casually elegant furnishings, Wolf and Sub-Zero appliances and custom bathroom fixtures. Each villa has two large master suites, each with luxurious baths with large stone showers and/or deep jetted soaking tubs, a spacious living room with fireplace, a fully-equipped kitchen and dining room, washer and dryer, two car garage, and owner permanent storage areas. For those who must stay in touch with the business world or merely want to communicate with family and friends, each villa is also equipped with a computer and printer offering high-speed internet access.

The Rocks Clubhouse - The Clubhouse is designed with stone and other natural material to be reminiscent of the great haciendas of the Southwest. The clubhouse includes a community spa and fitness center; lap pool, recreational pool and hot tub; bar and lounge area providing poolside food and beverage service; and complete concierge and Member services. Resident Members have charging privileges at the bar and grill.

The Rocks Spa and Fitness Center - Ownership at The Rocks entitles Members to full use of the clubhouse spa and fitness center for their family and guests. The spa has been professionally designed and is managed to provide the latest Cybex and Precor fitness equipment and massage therapists trained to administer a variety of spa treatments. Private locker rooms with steam rooms add to the relaxation after a vigorous work-out. A few steps away is an outdoor lap pool maintained year round at the perfect temperature. After a successful day on the links, a dip in the hot tub or relaxation pool, followed by a massage in the spa is the ideal prescription for complete relaxation prior to the evening's festivities.

Privileged Golf-Troon Golf is nationally recognized as the country's premier golf course management and hospitality company. There are more than 110 daily fee courses managed by Troon Golf in the United

**THE
ROCKS**
LUXURY RESIDENCE CLUB
Scottsdale

States, Scotland, Canada, Australia, Mexico, Puerto Rico, Japan and the Bahamas. Their management of The Rocks Club not only ensures the best in residential hospitality to the members and their guests, but also provides a host of exclusive golfing benefits. Members at the Rocks will receive a prestigious Troon-Rocks Golf Membership which includes the following benefits:

- Advanced Tee times at all Troon Golf-managed daily fee courses in the Scottsdale-Maricopa county area. Some of these courses include: Troon North (36 holes), Talking Stick (36 holes), Kierland (27 holes), The Phoenician (27 holes), Estrella Mountain Ranch (18 holes) and Whirlwind (36 holes). Rocks members may make tee times through the Rocks concierge up to 90 days in advance.
- Charging privileges at Troon Golf's Scottsdale area courses. For your convenience, all golfing, food and beverage and pro shop expenses may be charged to your Rocks Club account.
- Special recognition as a Troon-Rocks Golf Member including invitations to special events and exclusive offers.
- Handsome, personalized golf bag identification.

Permanent Owner Storage - As a convenience to Members, each owner has their own personal storage facility to house any clothing, golf clubs, etc. that they will want to keep at The Rocks year around. In this way, owners can quickly and easily prepare for their vacations to beautiful Scottsdale.

Concierge Services- In addition to providing pre-arrival grocery shopping services, the club's full-time concierge provides complete member services for tee times, restaurant reservations; sports tickets, etc. Whether planning a vacation packed with golf outings or preparing for a romantic getaway for an upcoming anniversary, the concierge is at your service to coordinate everything. Your only job is to relax and enjoy.

We look forward to welcoming you home, time and time again, to your golfing oasis - The Rocks at Pinnacle Peak.