

THE ROCKS

LUXURY RESIDENCE CLUB
Scottsdale

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. There are 40 villas onsite. 30 are fully owned and 10 are in the fractional ownership program 1/7 share.

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.

Vision: 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.

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.

THE ROCKS LUXURY RESIDENCE CLUB
27440 North Alma School Parkway Scottsdale, AZ 85262 | TheRocksClub.com

AMENITIES & 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 wireless printer and high-speed internet access.



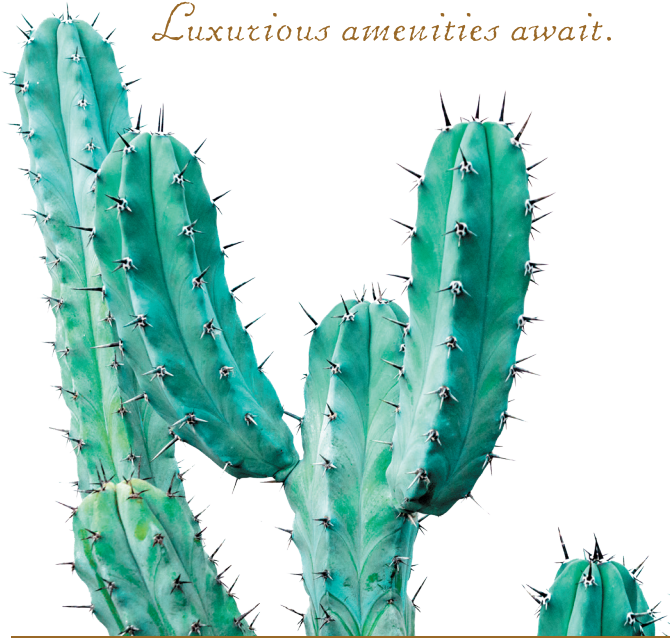
Luxurious amenities await.

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.



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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 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), The Boulders (18 holes), Eagle Mountain (18 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 Golfs 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.



*Managed by prestigious Troon Golf,
nationally recognized as the country's premier
golf course managements and hospitality company.*

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.

All maintenance is included in your yearly dues:

- repairs (including light bulbs!)
- taxes, insurance, utilities, internet, cable, phone (excludes long distance)
- furnishings/replacement
- spool service, landscaping, pest control
- roof replacement/repair
- heating and air conditioning repair/replacement
- road repair, security
- daily housekeeping!
- concierge staff, all above services, and more.

Call for more information.

A Full Service Resort Community.



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