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The Northstar Club offers spacious three and four bedroom residences in the heart of the new Village at Northstar™, the absolute best location at Lake Tahoe. Ownership at the Northstar Club places you in the center of it all, just minutes from Lake Tahoe and immediately adjacent to many activities including hiking, skiing, golfing and more.

If your family enjoys great friends, great times and the great outdoors,

Northstar Club has a lot to offer.

Services & Amenities

The Northstar Village: Just steps from the front door of the Northstar Club is one of the finest mountain villages in North America. The village is flourishing with life and features a variety of shopping options from stylish boutiques and specialty retailers to a collection of cafés and restaurants all centered around a year-round skating rink. Relax in the Village for live music, special events, holiday festivities, and a collection of fire pits, ideal for roasting s'mores.

Northstar California™: As one of the finest year round resorts, Northstar can satisfy the most avid skier or snowboarder as well as the summer outdoor enthusiast. Northstar Resort offers 97 ski trails spread across 3,170 skiable acres, award winning terrain parks and snow sports including alpine and Telemark skiing, snowboarding, cross-country skiing, snowshoeing and tubing. Summer activities include mountain biking, golf, scenic lift rides for sightseeing and hiking, fly-fishing and more.

Golf: Northstar California's™ golf course is an 18-hole, par-72 course that will challenge golfers' skills and appeal to their senses. Designed by Robert Muir Graves, the course integrates Tahoe's rugged, wooded landscape with challenging bunkers and putting greens.

Recreation Center: The Rec Center, located directly behind the Northstar Club, and subject to certain conditions, is available for you and your accompanied guests at no charge and at a nominal charge for unaccompanied guests. This includes swimming pools, hot tubs, saunas, a fitness center, tennis courts and an arcade for the kids. In the summer time, the recreation center offers a nationally recognized tennis program.

Equipment / Clothing Storage: Enjoy secure storage for your ski and snowboard equipment

year round. You will also be provided with two containers to keep ski boots, goggles and other personal items. Upon arrival, your containers will be waiting in your residence and your skis will be in your personal ski locker.

Pre-Arrival Grocery Shopping: Our concierge can have your favorite snacks waiting in your residence for you upon your arrival. At least 48 hours prior to your arrival, either fax your shopping list to the Northstar Club, or complete the on-line grocery order form located on our web-site, www.northstarclub.com, and we'll do the rest.

Housekeeping Service: Your residence will be cleaned upon departure, and each day beds will be made, trash emptied, and towels will be changed (upon request.) Other services are available for an additional charge.

Parking Garage: When in residence, enjoy your personal parking space in our underground, heated garage.

Website & Internet Access: The club address is www.northstarclub.com. Members may access a special section from the Home Page. Complimentary internet (wireless and secure ethernet) is available in all residences. Our Business Center includes a computer, printer and scanner for member and guest use.



Frequently Asked Questions

What is the Northstar Club?

The Northstar Club is a Member owned enclave of luxurious residences ideally located within Northstar California™. In addition to owning the spacious three or four bedroom residences, Northstar Club Members have full access to the entire Village at Northstar™.

What are the advantages of Northstar Club ownership?

The Northstar Club has been designed to: provide more convenience, services and amenities than are provided by an equally luxurious vacation home; provide owners with generous and flexible vacation use; remove the worries typically associated with vacation home ownership; and significantly reduce the financial burden through common ownership of the private residences.

Is the Northstar Club a typical timeshare development?

No. Timeshare is typically the ownership (or right to use) of a specific week and is limited to lodging in a specific residence. The Northstar Club is owned and enjoyed much like a private, equity golf country club. Northstar Club Members have access to all residences within their membership category, with the right to use anytime, subject to the Reservations Policies and Procedures. With only seven owners per residence, Northstar Club Members have abundant and flexible use of their Club facilities.

Are there similar clubs at other resorts?

Yes. Affluent buyers at premier resorts such as Aspen, Vail, Telluride, and Steamboat Springs, Colorado and Deer Valley, Utah have enthusiastically embraced this ownership concept. There are also Clubs at beach, golf and urban locations. Each of these Clubs is operated much like the Northstar Club.

How is ownership of the Northstar Club evidenced?

Title is evidenced by a real estate deed, which is recorded and is guaranteed by a title insurance policy. Each Northstar Club Member is conveyed a 1/7th, undivided deeded interest in one of the Club's fully furnished residences.

How many Northstar Club Memberships will be sold?

The Northstar Club strictly limits the number of Memberships to no more than seven owners per residence.

May my Membership be resold?

Yes. Like any other form of real estate, a Northstar Club Member's undivided deeded interest can be sold or transferred by the Northstar Club Member, or sold by a licensed real estate agent through the multiple listing services, subject to the Northstar Club Declaration.

May more than one family or individual share a single Northstar Club Membership?

Yes. Individuals may form partnerships or other entities to control a Northstar Club Membership. It will be up to the joint owners to designate the individual who may allocate reservations for that Northstar Club Membership in compliance with the Reservations Policies and Procedures.

Is the Northstar Club open to the public?

The Northstar Club is privately owned and operated for the enjoyment of Northstar Club Members and their guests.

As a Northstar Club Member, how often may I stay at my Residence Club?

You may stay as often as you wish, subject to the Reservations Policies and Procedures. Each Northstar Club Member may reserve up to two weeks of Planned Summer visits and two weeks of Planned Winter visits. After all Planned weeks are reserved, Northstar Club Members may reserve additional time on a Space Available basis. There is no limit to the amount of use. If some Northstar Club Members visit less than their available time, other Northstar Club Members may use it more. However, Northstar Club Members may not stay more than 30 consecutive days. The Reservations Policies and Procedures provide a detailed explanation of Northstar Club Member use privileges.

How does a Northstar Club Member reserve visits?

The reservation policies allow Northstar Club Members to reserve visits well in advance while also accommodating last-minute getaway decisions. Northstar Club Members reserve their

Planned summer weeks in March and their Planned winter weeks in September. After all Planned weeks are reserved, Northstar Club Members may reserve additional weeks with Space Available reservations. The Reservations Policies and Procedures provide a detailed explanation of Northstar Club Member use privileges.

What if the number of Members wishing to visit during certain time periods exceeds the number of available residences?

The reservation policies have been designed to equitably allocate reservations when demand may exceed lodging supply. A rotating priority reservation system ensures that all Northstar Club Members have equal access to lodging during high-demand periods over the years. The Reservations Policies and Procedures provide a detailed explanation of the reservation process.

Will Northstar Club Members always stay in the same residence?

No. Northstar Club Members have equal access to all residences within their ownership category to provide the greatest access and flexibility.

How are residences assigned?

Residences are assigned based upon the Members' priority reservation number. Members may request specific residences; however this is a request only and cannot be guaranteed.

May Northstar Club Members reserve more than one residence during the same time period?

Yes. Because Northstar Club Members are not restricted to a particular residence, they may reserve more than one residence at any given time if sufficient residences are available.

Is there a pool or workout facilities?

Members of the Northstar Club have access to the Recreation Center located directly adjacent to our building. The Rec Center has pools and Jacuzzis, a fully-equipped gym, and tennis courts. Massage services are also available.

Do Members have Recreation Center privileges if they are not staying at the Club?

No. Only Northstar Club Members in residence have access to the Rec Center.

As a Northstar Club Member, may I visit residence clubs in other resorts?

Yes. Northstar Club Members have the opportunity to participate in a trade agreement with the Registry Collection. Members may trade their Planned summer or winter vacation weeks.

What is the Registry Collection?

As an owner at one of the affiliated properties, you have the option of enrollment as a Member of The Registry Collection program, which offers you a world of luxury vacation opportunities and experiences in many of the most desirable resort destinations. Those opportunities continue to grow, as The Registry Collection recently added its 200th resort, and has more on the way! Members of The Registry Collection program - now more than 30,000 in number - are able to enjoy distinctive benefits and exclusive services beyond simply exchanging into affiliated resorts. The Registry Collection Concierge stands ready to assist you with whatever you need, whenever you need it.

Whether your requirements include theater tickets, a trendy table, a transatlantic charter - or simply someone to walk your dog - The Registry Collection Concierge is your 24-hour-a-day, 365-day-a-year lifestyle solution.

In addition, Members of The Registry Collection program enjoy access to numerous luxury travel service providers. Enjoy special pricing, added services, and other truly unique opportunities to enhance your luxury experience.

Membership is simple – either contact us at the Northstar Club and request an application for enrollment in The Registry Collection, or call The Registry Collection at (800) 548-2300 to request an application. Once you become a Member, you can then deposit your weeks and exchange in The Registry Collection network based on the credit value of your ownership and the availability at other resorts. Exchange rates are \$275 per exchange transaction. For a sample of current resort availability as well as more complete information on The Registry Collection, just go to the website at www.theregistrycollection.com.

Which family members have Northstar Club Membership privileges?

The parents and children of the owners have membership privileges.

If I am not able to use my membership for an extended period of time, may I designate someone else to use my membership?

Under certain circumstances, an Owner of Record may designate another party to use their membership. The Owner of Record is ultimately responsible for all dues and fees associated with the membership. The Owner of Record forfeits all rights of use during the time such rights are designated to another party. The Owner of Record must provide the Northstar Club with a written notification of such designation and must provide all pertinent information regarding the designated Member.

How many does each residence accommodate?

Each 3 bedroom residence will sleep six persons. Each 4 bedroom residence will sleep eight persons. An additional two persons may be accommodated on portable bedding that is available from the front desk. In order to limit noise and ensure the comfort of guests in surrounding residences, no more than eight persons may be accommodated in a 3 bedroom residence, and no more than ten persons may be accommodated in a 4 bedroom residence.

What do Northstar Club Members pay when visiting the Northstar Club?

A housekeeping fee will be charged for each visit. Daily service includes trash removal, towel replenishment, and bed making. Northstar Club Members and guests may request full maid service at an extra charge. A daily gratuity fee is also charged. Please see the Financial Information sheet for current housekeeping and maid service charges. In an effort to preserve our natural resources, towels will be changed upon request only. Towels left hanging on the rack or on the shower will not be changed. Towels left on the floor will be changed.

Is there a discounted housekeeping fee for stays of less than one week?

Yes. Housekeeping fees are based on stays of one to three nights, and four to seven nights.

If I leave before my scheduled date of departure, must I pay for the entire week?

Unless written notification is received at least 14 days prior to your scheduled arrival, you will be charged for the full week's housekeeping and gratuity fees. The gratuity fees collected will not be distributed to the employees but will be added to the Club's general fund.

Is tipping of employees expected?

For your convenience, a nightly gratuity fee is charged and distributed among the employees. No other tipping is necessary or expected.

Can I rent my reserved weeks if I am unable to use the time myself?

No. Rentals are not permitted. You may send unaccompanied guests to use your Planned Vacation Weeks, or you may trade them with the Registry Collection.

Can I trade my time with another Member?

Yes. Members may trade their reserved weeks with other Northstar Club Members, however, their original status will remain the same. A Member trading a Space Available week will acquire a Space Available week. A Member trading a Planned week will acquire a Planned week.

What daily activities are offered at the Club?

When occupancy levels permit (and every day during the prime summer and winter seasons), continental breakfast is served in the back lounge from 8-10:30 am. A selection of pastries, coffee and juice is available. In addition, a special weekend breakfast offering is served. Most afternoons, a selection of hors d'oeuvres, wine and beer is served in the front lobby. During the prime summer and winter seasons activities such as BBQ's, ice cream socials, movie nights, wine tastings and dinners, etc. are planned. The evening reception is meant to be a time for socializing while enjoying hors d'oeuvres and a drink or two. We ask that guests limit consumption to a few drinks and a modest portion of appetizers.

Does the Northstar Club have a Concierge?

Yes. Concierge services are provided and include restaurant reservations, suggestions and reservations for area activities, as well as reservations for ski/snowboard lessons and equipment rental. Whatever you need, our staff is available to help.



Is parking available?

Yes. The Northstar Club has a heated parking garage. Each residence has one parking space inside the garage available for Members' use. There are a limited number of parking spaces available outside the building that are assigned on a first come, first served basis.

What are the hours the front desk is staffed?

During the prime summer and winter seasons, the front desk is staffed between the hours of 7:00 am and 10:00 pm. In the off-season, the desk is staffed according to occupancy but always from 8:00 am to 4:00 pm.

Does the Northstar Club have a maintenance staff?

Yes. A full-time maintenance person is available seven days a week, between the hours of 8:00 am and 4:00 pm.

Does the Northstar Club have a bell-staff?

The front desk staff is always available to assist with luggage and equipment.

Does the Northstar Club have any handicapped equipped residences?

Yes. There is one residence that is fully equipped for handicapped persons. In addition, all residences are accessible by elevator.

Can I smoke on the property?

No. Smoking of any substance is prohibited anywhere on the property, including the balconies and garage. A penalty of \$500 minimum will be assessed if evidence of smoking is discovered. Northstar California™ is also a non-smoking resort and has designated smoking areas located in their parking lot.

Do Northstar Club Members pay annual fees?

Yes. Northstar Club Members pay annual fees for the professional management and operation of all Northstar Club residences. Included in these annual fees are funds for salaries, supplies, maintenance, window washing, trash removal, legal/accounting, insurance, utilities, property taxes, Rec Center dues, and replacement and/or refurbishing of Club facilities. Please see the Financial Information sheet for current annual fees.



How are property taxes handled?

Your property taxes are included in your quarterly assessments and are paid on your behalf by the Northstar Club Members' Association.

Who establishes the fees of the Northstar Club?

The Board of Directors of the Northstar Club Members' Association establishes budgets and fees on an annual basis.

Does the Northstar Club have a Reserve Fund?

Yes. Each year funds are set aside for expenses which include furnishings, mechanical equipment, building upgrades, etc. The Northstar Club has contracted with an outside firm to conduct an annual inspection of the property to ensure that the funds set aside are adequate.

Can my friends use my reserved time at the Northstar Club?

Northstar Club Members may bring friends or extended family to the Northstar Club at any time during their reserved vacation weeks. If the Member is not present, friends and extended family of the Member may only use the Club's facilities during the Members' Planned Vacation

weeks. If Club occupancy is below 60%, Members may send Unaccompanied Guests to the Club.

What is an Unaccompanied Guest?

An Unaccompanied Guest is someone other than the owner or that owner's immediate family.

Can I bring my pet to the Northstar Club?

No. Pets are not permitted on the property except for service animals in the company of a disabled person. If evidence of pets in the building is discovered, a fine of \$500 will be imposed.



FINANCIAL INFORMATION*

Description	3 Bedroom Residence	4 Bedroom Residence
Housekeeping Fees:		
1-3 nights	\$ 153.00	\$ 173.00
4-7 nights	\$ 188.00	\$ 213.00
Off-season cleaning fee	\$ 99.00	\$ 99.00
Mid-week cleaning fee	\$ 93.00	\$ 113.00
Extra Night Charge	\$ 45.00	\$ 45.00
Nightly Gratuity	\$ 13.00	\$ 16.00
Quarterly Assessment	\$2,686.00 (check) \$2,769.00 (credit card)	\$3,030.75 (check) \$3,124.50 (credit card)

*Subject to change

Current rates are listed on the website at www.northstarclub.com.

Northstar Club Reservation Summary

During the Northstar Club Year each Membership may reserve two Planned Vacation weeks during the Summer Season and two Planned weeks during the Winter Season. Additional weeks may be reserved on a space available basis. There is no limit to the number of days an owner may stay at the Northstar Club, subject to availability.

All Northstar Club Memberships have equal access to the Northstar Club residences on an annual basis. The Rotating Priority Reservation System ensures that over the years all Northstar Club Memberships have equal access to Club residences during peak periods, such as holidays and the prime summer and winter seasons.

Important Reservation Dates

SUMMER SEASON

February 1: Summer Planned Reservation request forms are available for submission via our website

February 28/29: All Summer Planned Reservation forms are due back to Reservations Manager

March 15: All members should have received an email confirmation of Summer Planned Weeks. Space Available Reservation request forms are available for submission via our website

March 31: All Summer Space Available Reservation request forms are due back to Reservations Manager

April 15: All members should have received and email confirmation of Summer Space Available week. Members may begin making Space Available and Waitlist requests if form was not submitted.

WINTER SEASON

August 1: Winter Planned Reservation request forms are available for submission via our website

August 31: All Winter Planned Reservation forms are due back to Reservations Manager

September 15: All members should have received an email confirmation of Winter Planned Weeks. Space Available Reservation request forms are available for submission via our website

September 30: All Winter Space Available Reservation request forms are due back to Reservations Manager

October 15: All members should have received and email confirmation of Winter Space Available week. Members may begin making Space Available and Waitlist requests if form was not submitted.



Lodging Reservation Policies and Procedures

The Northstar Club Lodging Reservations Policies and Procedures have been designed to ensure that all Club Members have equal access to the residence category they purchased.

The Member can use Club Residences of his or her residence category during "Planned Vacation Weeks" and on a "Space Available" basis.

These usage options are described below.

The Lodging Reservations Policies and Procedures have been carefully formulated in an attempt to be fair and equitable to all categories of Membership.

The Northstar Club Board of Directors reserves, as permitted in the Club's Declaration / Bylaws, the right to amend these Lodging Reservation Policies and Procedures from time to time as conditions warrant. Changes that 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 Declaration / Bylaws will control.

Definitions

Certain terms and phrases are defined below to clarify their intended meaning and usage. Throughout the following policies and procedures, these terms and phrases begin with capital letters for ease of identification.

"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 additional lodging fees are charged for Accompanied Guests. Lodging fees consist of usage fees set by the Club's Board of Directors.

"Association" - The Northstar Club Members' Association, a California non-profit mutual benefit corporation.

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

"Cancellations" - All cancellations must be received by the reservation office in writing at least 14 days in advance of the scheduled check-in date. Cancellations received later than this date will be charged a \$200 cancellation fee. No shows

will be treated as cancellations. Cancellation fees will be waived if the time cancelled can be filled by another Member.

"Clubs Declaration / Bylaws" - The declaration of Covenants, Conditions and Restrictions for the Northstar Club, and Bylaws of the Association.

"Club Management" - The management company retained by the Association to manage Club Interests.

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

"Club Reservations Office" - The location, either onsite or elsewhere, where reservations are confirmed for Members' Planned Vacation time and Space Available vacation time.

"Club Residence" - A Club Unit, as defined in the Club's Declaration.

"Club Residence Category" - The type of Club Residence owned by Members, either three or four bedroom residences.

"Club Year" - The Club Year runs from October 1st through September 30th each year.

“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 access availability of services and amenities. Members and their guests must check-in daily with the front desk 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.

“Immediate Family” - The Northstar Club recognizes the parents and children of Members as Immediate Family. Immediate Family may use a Member’s Planned Vacation Weeks or Space Available reservations without the Member in attendance.

“Lodging Fees” - Fees charged to a Member, per stay. These fees include housekeeping fees, gratuity fees and any other charges accrued during stay.

“Maintenance Periods” – The Club may 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, as necessary. The Maintenance Periods will allow for performance of maintenance projects that are otherwise disruptive to normal Member services, minimize the 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.

“Members” - The owners of a Club Membership or the persons designated in writing by the Club Membership Owner (“the Designated Owners”) to have Club Membership privileges.

“Membership” - Provides Membership privileges for a particular Club Residence category for a maximum of two Club Members. Each membership must identify one Club Member whose responsibility it is to submit one Planned Vacation Reservation form that represents the Planned Vacation Reservation requests for the Membership. One Club Member must also be designated to be responsible for submitting the Space Available Request Form for the Membership.

“Membership Reservation Trades” - Planned Reservations and Space Available Reservations may be traded within the Membership; however, the Members’ original status will not change as a result of the trade. If a Member trades a Space Available week with a Member having a Planned Week, the Member trading the Space Available week will acquire a Space Available week. The Member trading a Planned Week with a Member having a Space Available week will acquire a Planned Week.

“Non-peak Periods” - Those times of the year when Member occupancy at the Club predictably consumes less than 60% of available Club Residences.

“Planned Vacations” – Those 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 at no additional charge, except for the published housekeeping fees, gratuity fees and incidental charges. Memberships are given the opportunity to reserve up to four weeks of Planned Vacation time each Club Year (two weeks in the Winter Season and two weeks in the Summer Season, in seven day blocks).

“Planned Vacation Reservation Periods” - The Winter Planned Vacation Reservation Period is the period from August 1st to August 31st of each year during which Memberships can reserve their Planned Vacation days for the upcoming Winter Season. The Summer Planned Vacation Period is the period from February 1st to February 28th of each year during which Members can reserve their Planned Vacation days for the upcoming Summer Season. In the event a Member wishes to cancel a Planned Vacation Reservation, that request for cancellation must be received at the Club Reservation Office, in writing, at least 14 days prior to scheduled arrival. A cancellation fee of \$ 200 (subject to change) will be assessed if cancellation is given without 14 days notice;

a no-show will be treated as a cancellation. Cancellation fees will be waived if the time cancelled can be filled by another Member. The Member may then make a reservation on a first come first served basis for that season.

“Reservation Priority Number” - The Reservation Priority Number is assigned for each Membership

Club Reservations Office to allocate Planned Vacations when demand exceeds lodging supply. The Reservations Priority Number assigned to each Membership changes each Club Year as reflected by the Reservation Priority Number Chart attached to the Club Declaration so that, on a rotating basis, each Member will have a high priority for reserving Planned Vacations.

“Rotating Priority Reservations System”

A Rotating Priority Reservations System has been established to ensure that the use of the Northstar 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 guests permitted in a residence is 2 times the number of bedrooms, plus an additional 2 persons. The maximum number of guests permitted in a 3-bedroom residence is 8, and the maximum number of guests permitted in a 4-bedroom residence is 10. The additional 2 persons per residence may be accommodated in portable bedding available from the front desk staff. Violation of the sleeping capacity policy will result in a penalty of \$500 per night and will be charged to the Member under whose name the reservation is held.

“Space Available Vacations” - Each Member has unlimited access to and usage of their particular Club Residence category on a Space Available basis. Established lodging fees for housekeeping, gratuity and incidental charges will apply. Members can lodge in a Club Residence during Space Available Vacations for periods up to seven days per reservation. Each membership (not Member) may have two Space Available reservations confirmed at a time. One Space Available reservation may be confirmed for any seven day period within the current reservation calendar (“Long-Term”), while the second Space Available reservation may only be confirmed for an arrival date within 14 days of the date of reservation confirmation (“Short-Term”). Memberships are eligible to confirm an additional reservation once a Space Available reservation has been used. A Space Available reservation is deemed to have been used upon check-in by the Member.

Space Available reservations cannot be confirmed prior to October 15th for the Winter Season and April 15th for the Summer Season. After the initial Space Available reservations have been confirmed, as defined under “Reservation Procedures”, all additional Space Available reservation requests will be processed by the Club Reservation Office by first following the sequence of reservation requests established by the “Waitlist” and then on a first come-first served basis. Space Available reservation requests must be made by the Member who is permitted to make reservations on behalf of the membership.

“Sponsored Guest” - A Sponsored Guest is any guest invited by a Member who lodges at the Club during Non-peak periods without the Member on a Space Available basis or in a separate Club Residence at the same time as the Member. Sponsored Guests must be approved by the Club Manager and pay the Sponsored Guest rate.

“Sponsored Guest Lodging” - 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 the time the reservation is made so that the Club Reservation 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 any given time. Sponsored Guests Lodging reservations cannot be requested prior to November 15th for the Winter Season and cannot be requested prior to May 15th for the Summer Season. 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. 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 written notice to the Club Management at least 14 days 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, and the reservation shall be deemed cancelled.

“Sponsored Guest Rate” - Refers to a Lodging Fee established by the Board of Directors in accordance with the Clubs Declaration / Bylaws.

“Summer Season” - The Summer Season begins in mid-May of each year and ends in mid-October of each year. The Club Board of Directors will determine and publish annually the Club’s exact opening and closing dates for each Summer Season.

“Unaccompanied Guest” - Any guest that lodges at the Club without a Member during a Member’s Planned Vacation Period or during Non-peak periods. A Member requesting lodging for an Unaccompanied Guest must specify the Unaccompanied Guest’s name, address and telephone number in writing at the time the reservation is made 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 upon checkout unless payment has been arranged in advance by the sponsoring Member. The sponsoring Member is responsible for any charges incurred by their Unaccompanied Guests. The number of persons lodged with an Unaccompanied Guest in a Club Residence cannot exceed the Sleeping Capacity of the Club Residence.

“Waitlist” – A process used by Club Management to fairly and equitably confirm additional Space Available reservation requests. The first opportunity Memberships have to be waitlisted for a season will begin on their Space Available Request forms. Memberships may request three Waitlist dates on the Space Available Request form in the “Waitlist” section of the form. Waitlist dates will be entered into the computer according to the Reservation Priority Number assigned for that year. In the winter, Memberships with the highest numerical Reservation Priority Number

will have their Waitlist requests entered first. In the summer, Memberships with the lowest numerical Reservation Priority Number will have their Waitlist requests entered first. After the Space Available / Waitlist rotation is complete (shortly after April 15th and October 15th), reservation requests added to the Waitlist will be on a “first come, first served basis.”

Members may only have three waitlisted vacation periods at a time. A vacation period is a period of seven days or less. If a waitlisted date has already passed, the Member may request another Waitlist date. If a Member does obtain a confirmed reservation from the Waitlist and uses the time at the Club, they will automatically be moved to the bottom of the Waitlist for all other Waitlist dates they have requested.

“Winter Season” - The Winter Season begins no later than the published winter opening date of Northstar California™. The Winter Season ends no earlier than the published winter closing date of Northstar California™. The Club 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 **August 1st** of each year, Memberships can access the website for the Planned Vacation reservation form on which Members will select their Planned Vacation dates for the following Winter Season. The Reservation Priority Number for each Membership will be noted on the Planned Vacation reservation form by the Club. **If the Planned Reservation form is not received by the Member by August 10th, the Member should immediately notify the Club.**

Each Membership is allowed two Planned Vacation weeks for the Winter Season. Each Planned Vacation week can be a maximum of seven days with arrivals and departures planned between or on **Friday** or **Saturday**. Members will be asked to specify their preference of a **Friday** or **Saturday** arrival date as they return their forms for the two Planned and one Space Available weeks.

If seven or more Members request Saturday arrivals, a proportionate number of residences will be designated to Saturday arrivals for the entirety of the season. The specific residence(s) designated as a Saturday arrival residence will rotate each season.

If the preferred arrival day is not available, the Member will be booked for the specified week and be notified of the change. If the alternative check-in day is undesired, they will have the option to forfeit the week and move on to their next choice.

The period surrounding the Thanksgiving holiday will be available with arrival and departures planned between the **Tuesday preceding Thanksgiving** and the **Tuesday following Thanksgiving**.

By **August 30th** of each year, the completed Planned Vacation Reservation forms are submitted by Members to the Club. It is the Members' responsibility to submit the Planned Vacation reservation form by **August 30th** to preserve priority rights for the upcoming Winter Season. Planned Vacation reservation forms received after **August 30th** will be considered on a first-come, first served basis after all of the Planned Vacation Reservation forms which have been received in a timely manner have been processed.

After **August 30th**, the Club will allocate the Winter Planned Vacation weeks in the following manner:

First Winter Planned Vacation Week – 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 numerical** Reservation Priority Number will be confirmed.

Second Winter Planned Vacation Week - After the first Winter Planned Vacation weeks are confirmed for Memberships, the second planned weeks are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Memberships with the **highest numerical** Reservation Priority Number will be confirmed.

By **September 15th**, confirmation of the Winter Planned Vacations is emailed to each Membership. Additionally, a reservation calendar will be accessible on the website indicating which dates have been reserved.

Space Available Requests – The Club has established a Space Available Reservation System based on the Rotating Priority Reservation System. The same rotating priority chart is used for Space Available Reservations and Planned Vacation Weeks. Space Available Reservation forms are accessible on the and are to be submitted by **September 30th**. When demand for certain dates exceeds lodging supply the Memberships with the **lowest numerical** Reservation Priority Number will be confirmed.

Space Available requests submitted after **September 30th** will be reserved on a first come first served basis after all forms received on time are processed. Members may contact the Club Reservation Office by email for Space Available and Waitlist requests after Space Available confirmations are confirmed.

PLANNED VACATIONS – SUMMER SEASON

By **February 1st** of each year, Memberships can access the website for their Planned Vacation reservation form on which Members will select their Planned Vacation dates for the following Summer Season. The Reservation Priority Number for each Membership will be noted on the Planned Vacation reservation form.



Each Membership is allowed two Planned Vacation weeks for the Summer Season. Each Planned Vacation week can be a maximum of seven days with arrivals and departures planned between or on **Friday** or **Saturday**. Members will be asked to specify their preference of a **Friday** or **Saturday** arrival date as they return their forms for the two Planned and one Space Available weeks. If seven or more Members request Saturday arrivals, a proportionate number of residences will be designated to Saturday arrivals for the entirety of the season. The specific residence(s) designated as a Saturday arrival residence will rotate each season.

If the preferred arrival day is not available, the Member will be booked for the specified week and be notified of the change. If the alternative check-in day is undesired, the Member will have the option to forfeit the week and move on to their next choice.

By **February 28th** of each year, the completed Planned Vacation Reservation forms are returned by Members to the Club. It is the Members' responsibility to complete and return the Planned Vacation reservation form by **February 28th** to preserve priority rights for the upcoming Summer Season. Planned Vacation reservation forms received after **February 28th** will be considered on a first-come, first served basis after all of the Planned Vacation Reservation forms which have been received in a timely manner have been processed.

After **February 28th**, the Club will allocate the Summer Planned Vacation Periods in the following manner:

First Summer Planned Vacation Week – 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 numerical** reservation Priority Number will be confirmed.

Second Summer Planned Vacation Week – After the First Summer Planned Vacation is confirmed, the second planned weeks are confirmed for up to seven additional days. When demand for certain days exceeds lodging supply, the memberships with the **lowest numerical** Reservation Priority Number will be confirmed.

By **March 15th**, confirmation of Summer Planned Vacations is emailed to each Membership.

Additionally, a reservation calendar will be accessible on the website indicating which dates have been reserved.

Space Available Requests – The Club has established a Space Available Reservation System based on the Rotating Priority Reservation System. The same rotating priority chart is used for Space Available Reservations and Planned Vacation Weeks. Space Available Reservation forms are accessible on the website and should be submitted to the Club by **March 30th**. When demand for certain dates exceeds lodging supply the Memberships with the **highest numerical** Reservation Priority Number will be confirmed.

Space Available requests received after **March 30th** will be reserved on a first come first served basis after all forms received on time are processed. Members may contact the Club Reservation Office by email for Space Available and Waitlist requests after Space Available confirmations are confirmed.

Northstar Club Rules and Policies

Laws

1. Alcoholic beverages will be served and consumed only to persons permitted to serve and consume the same under the laws of the State of California.

2. Northstar Club is a non smoking property in its entirety. Smoking is prohibited anywhere in the building including the guestrooms, balconies and garage. If evidence of smoking is discovered, a penalty of \$500 minimum will be assessed.

Facilities

3. Except as permitted by the Board of Directors, no commercial advertisements shall be posted in the Northstar Club.

4. Members and their guests must follow the rules and regulations of the Northstar Swim and Racquet Club when using those facilities. Only Members in residence at the Northstar Club will be given access to the Swim and Racquet Club.

5. Per the Northstar Club CC&R's, pets are not permitted in the building except animals which are certified to provide aid to the disabled and which are accompanied by a disabled individual. If it is determined that an owner or guest has or

penalty assessed will be \$500. If the residence requires professional cleaning of either the carpets or furniture, the owner or guest will be responsible for those charges.

6. The maximum number of persons allowed to lodge in a residence is the number of bedrooms times two plus an additional two persons. Portable bedding is available from the front desk staff.

7. Each residence is allowed one parking space in the garage, and one space outside, when available. Outside parking is on a first come, first served basis and is limited to the spaces directly behind our building. Each vehicle must have a valid Northstar Club issued parking pass that must be displayed in clear view on the vehicle's dashboard. Vehicles without valid parking passes will be towed at the owner's expense. Additional cars may be parked in Northstar's paid lot at the posted daily rate, which is established by Northstar California™ and they reserve the right to limit the number of cars parked in their paid lot.

8. Sporting equipment (such as bikes, skis, snowboards, etc.) is not to be kept in the residences. There is a bike rack provided in the garage and ski lockers provided in the lobby for such equipment.

9. There is no running in the hallways or playing in the stairwells or elevator.

10. Extraordinary Cleaning Charges - If additional cleaning time is required to adequately prepare a residence for the next guest, the Member or guest checking out of the residence will be assessed an additional cleaning charge of \$125.00 MINIMUM. If housekeeping finds it necessary to spend more than one additional hour, the charge for each additional hour will be \$125.00. The charges for repeat offenses will increase to \$250.00 minimum and \$250.00 for each additional hour. Please remember that the owner is ultimately responsible for these charges. If we are unable to collect from a guest, the sponsoring Member's credit card will be charged.

Reservations

11. Reservations not cancelled 15 days in advance may be subject to a \$200 cancellation fee. This includes Space Available Reservations.

12. Members must confirm changes to any reservation in writing (i.e., letter, fax or email).

13. Charges related to reservations are based on a one week (7 nights) stay. If a stay is 10 days, you must pay for a mid-week clean. If your stay is extended by one or two days there may be an additional charge.

14. Members with reservations have priority in the use of Club facilities (e.g., ski lockers, lounge, parking, shower, bar area). Day users, without reservations, should notify the Club in advance of their desire to use the Club facilities and their use is subject to availability.

15. Check-out is by 11:00 am and check-in begins at 4:00 pm. A late check-out fee will be assessed if the room is occupied after 11:00 am without the permission of the front office manager. The late check-out fee is \$200. We are unable to accommodate requests for a late check-out during the peak winter season.

16. All Rec Center passes must be returned at check-out. Any passes not returned by 11:00 am will result in a non-refundable charge of \$50 per pass.



Staff

17. Members requesting to use the Northstar Club's copy machine, fax machine, telephones or other office equipment may be charged appropriate fees as established by the Board of Directors.

18. Any employee not rendering courteous and prompt service should be reported to the Manager immediately. Members and their guests may not abuse any Northstar Club employee, verbally or otherwise for any reason.

Members

19. Names or addresses of Northstar Club Members or employees shall be considered private property and shall not be given out for any reason whatsoever unless the requested person approves.

20. It will be the responsibility of a Member, when selling a residence, to inform the Club in a legal manner. The Member shall remain liable for any unpaid dues, Club charges, parking passes or storage containers. Such Member shall not be entitled to a refund of any part of the dues theretofore paid by such Member.

21. Any dues assessment or personal charges not paid within 15 days of the due date will be considered past due. The owner(s) will receive a letter from management on day 16. The Member

then has 30 days to bring the account current. Failure to do so will result in interest at the rate of 12% assessed on the 46th day, retroactive to the 16th day after payment was due. A late fee will also be charged. See Past Due policy

22. Each Member shall inform the Northstar Club in writing of any change of current address.

23. All Member storage is limited to Club issued storage containers and Member ski and snowboard equipment. Due to the shortage of available space, all ski and snowboard boots must fit inside the Club issued storage containers. Storage containers are to remain on property and cannot contain items containing any liquid, glass, sharp objects or perishables.





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