



2023 MARTIS CAMP CLUB

SOCIAL MEMBERSHIP

- 2023 Annual Social dues are \$21,500. Billed Annually on January 1st
- Transfer fee of \$50,000 at close of escrow
- Social members have access to two tee times per month and can host up to a foursome. The tee times are limited to Sunday-Thursday after 1 pm and all players including the social members pay full green fees
- Includes amenity access for Extended Family Guests with exception of golf unless they are a guest of the social member during their two tee times per month

GOLF MEMBERSHIP

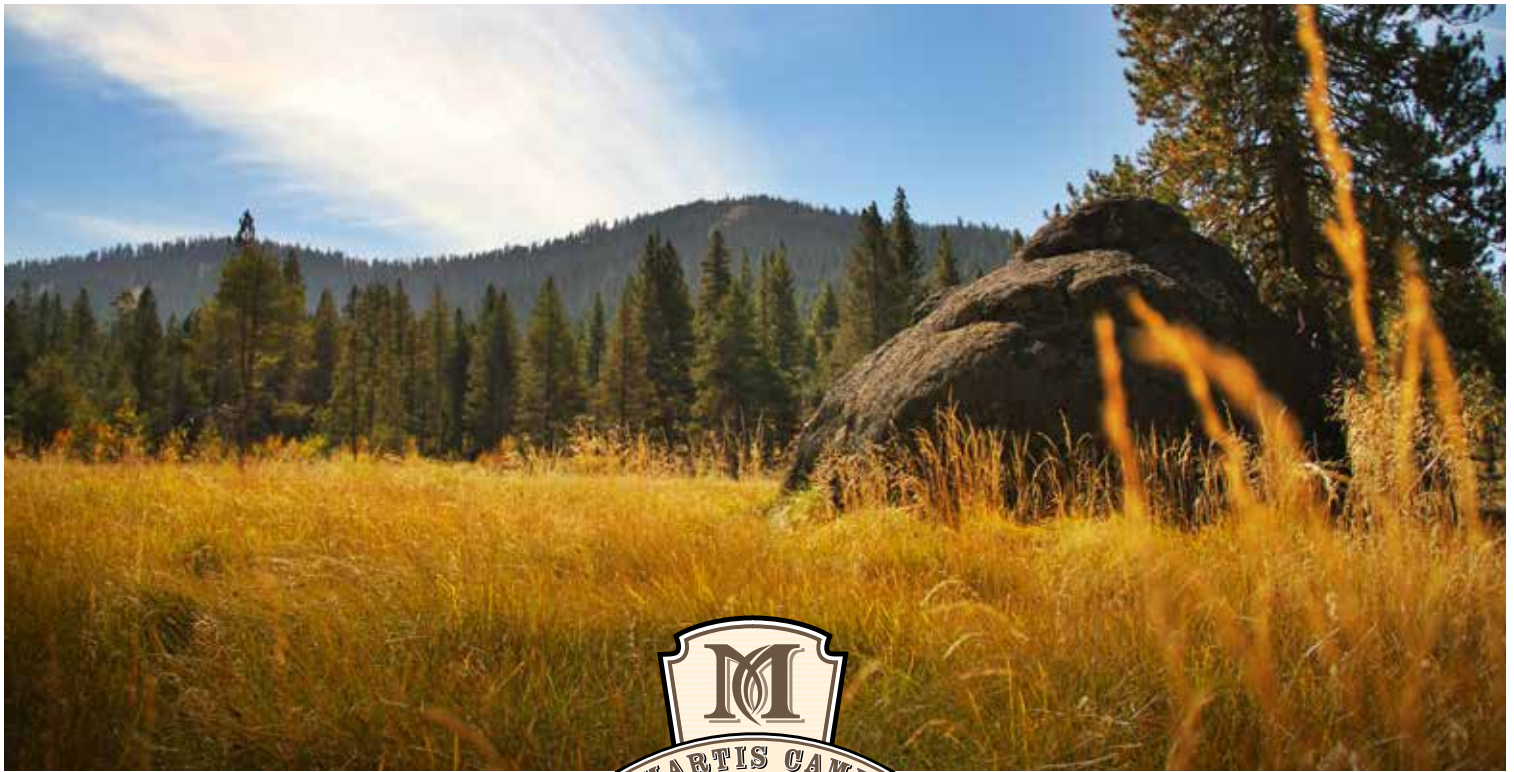
- 2023 Golf Membership Initiation Fee: \$225,000 (Equity Membership)
- 2023 Annual Golf dues are \$33,000. Billed Annually on January 1st
- Limited to 375 Golf Members
- Includes amenity and golf access for Extended Family Guests
 - Extended family guests may play the golf course unaccompanied Sunday-Thursday after 1 pm and pay ½ green fees. Extended family guests cannot host guests

Remaining Club Capital Project Special Assessments are \$10,000 per year in 2023 and 2024 plus an additional \$9,000 due in August 2023.

AMENITIES INCLUDE

- Social Member Amenities
 - Camp Lodge Offering Fine Dining, Day Spa & Fitness and Men's and Ladies Locker Rooms
 - Family Barn with Art Loft, Bowling Lanes, Indoor Basketball Court, Movie Theater & Soda Fountain
 - The Beach Shack - Members First Policy - an Acre of Sun, Sand, and Fun on the Shore of Lake Tahoe with Paddleboards & Kayaks
 - Direct Ski Access to Northstar California Resort™ with Slopeside Private Ski Lodge
 - Tom Fazio-Designed Golf Course
 - Tennis Pavilion featuring 4 Hard Surface Courts
 - Lost Library with Cairn Garden and Trailhead
 - Aerial Adventure Park with Zip Lines and Ropes Courses
 - 26+ Miles of Community Trails for Hiking, Biking & Cross Country Skiing
 - Park Pavilion with Playgrounds, Sports Court, Croquet Lawn, 4 Pickleball Courts & Sports Field
 - Springs Park Pavilion with Treehouse, Playgrounds, Bocce, Meandering Creek and Grass
 - Creekside Park with Playgrounds, Bocce, Meandering Creek and Grass
- Golf Membership amenities include all the above in addition to full access to the Fazio Golf Course, Golf events/tournaments, and practice field for the golf members plus access for the extended family of golf members as outlined above

For information on club fees and Extended Family Guests consult the Martis Camp Club Rules and Bylaws



2023 MARTIS CAMP COMMUNITY ASSOCIATION

COMMUNITY STATISTICS

- 2,177 total acres
- 671 original homesites
- 521 Estate parcels and 150 Cabin parcels
- 21 miles of paved roads
- Private Gated Security with 24 hour patrol service
- HOA Transfer fee is \$450

HOA DUES

- 2023 Homeowners dues are \$1,550 quarterly
- Includes maintenance of common areas, private road maintenance, snow removal on community roads, 24/7/365 Gatehouse, and Design Review

HOME SECURITY SERVICES FROM MARTIS CAMP GATEHOUSE

- Alarm Monitoring & Response is \$50 a month & \$10 more to add package delivery
- House Watch for Cabins is \$75 a month and \$100 a month for Estates
- You can bundle House Watch and Alarm Monitoring together for a price of \$110 for cabins and \$135 for Estates
- A cabin is defined as any home with 3,499 square foot and below with no additional guest house
- An Estate is any home 3,500 square foot and above and/or two buildings to be inspected

ARCHITECTURAL REVIEW FEE

- \$9,000 for cabin homesites
- \$15,000 for all non cabin homesites (Subject to Change)
- See Architectural handbook for a description of all fees and services

Access to Martis Camp Club amenities is not included in the purchase of real estate and requires separate club membership application and approval from Martis Camp Club. Information herein deemed reliable but not guaranteed and should be verified. Buyer should review club bylaws, the offering circular and property reports before purchase.