



# FALLING WATERS

AN A.S. DOVER COMMUNITY

## Frequently Asked Questions

The following questions and answers are designed to provide an overview of Falling waters and more specifically the membership opportunity at the Club. As these questions and answers are only summary in nature, you should read the Club Membership Plan, Rules and Regulations, and Membership Agreement prior to purchasing a membership.

1. **Q: What is the mission of the Club?**

A: The Founders aim to provide residents and guests with outstanding life experiences in a secure and private mountain community. This will include access to beautifully design facilities that will offer multigenerational activities that promote a healthy and therapeutic lifestyle. They are committed to creating a membership that is more a “way of life” than a membership.

2. **Q: What is the membership opportunity at the Club?**

A: Falling Waters is a private community, offering secured access to a unique and exciting Club Membership. Memberships will offer the highest quality experience to its Members. Membership benefits include the following:

- Access to all Club Facilities & programs
- Family and guest privileges
- Member Services for off-site pursuits
- Preferred lodging at Falling Waters Mountain Lodge
- Located within 70 minutes of Atlanta

3. **Q: What facilities will be available to the members of the Club? When will the Club facilities be open?**

A: Club facilities of the highest quality are planned and include the following will include the following:

- Guarded Welcome House\*
- Falling Waters Mountain Lodge\* – an understated bed & breakfast with four private bedrooms, a Member & guest lounge with stacked-stone fireplace, a gourmet kitchen and porches that overlook Kennemur Lake.,
- Cultural Center complete with culinary facilities and movie theatre
- Members Lodge with fine and casual dining
- Discovery Area that includes miles of nature trails for all levels of adventure\*
- Kennemur Cottages for use by Members and guests
- Fitness and Wellness facilities with programs that promote healthy living
- Organic Farm
- Community Amphitheatre
- Outdoor pool, and tennis courts

*\* Already built or currently under construction. All other Club Facilities are planned*

4. **Q: Who is eligible to become a member in the Club?  
What type of membership are the Founders trying to create?**
- A: Membership in the Club is extended to property owners and non-property owners by invitation only. The culture of the Club and the community will embody each Member's vision for the ideal. Whether it's total relaxation or invigorating life experiences, the choice will be in the hands of our Members. The Founders understand that the membership will go beyond their lifetimes and selection of members will reflect that vision and culture.
5. **Q: How many memberships will be available in the Club?**
- A: The total number of memberships will be limited so as to allow every Member the opportunity to enjoy the experience of Falling waters. The final number of Members will be determined by the Founders based on usage of the Club Facilities.
6. **Q: Will my guests be able to use the Club facilities?**
- A: Yes, Members will be entitled to have guests use the Club facilities in accordance with the Club Membership Plan and its Rules and Regulations of the Club.

7. **Q: What do I have to pay to become a member of the Club?**
- A: If property is purchased, the Membership Fee will be included in the purchase price of the homesite or home. The resident Membership Fee is currently valued at \$25,000. Social Memberships will be offered by invitation only to non-residents of Falling Waters. If an invitation is extended for Social Membership, the new Member will be required to pay Social Membership Fee currently valued at \$25,000.
8. **Q: What are the annual dues?**
- A: The annual dues and other charges will be determined by the Club from time to time. Fees, dues, and charges will be determined to cover all costs and expenses of operating the Club, including reasonable operating and capital reserves. Currently the annual Membership dues for both Resident and Social Membership are \$1,500.
9. **Q: As a member, how can I transfer my membership?**
- A: Memberships are transferable upon the sale or transfer of a residential homesite, divorce, separation, or death of a Member, pursuant to the Club Membership Plan.
10. **Q: May I obtain a membership in the name of a corporation?**
- A: Yes, membership in the Club may be designated pursuant to the Club Membership Plan. However, only one individual or family may be designated the user of the Membership.
11. **Q: Who is responsible for completion and construction of the Club Facilities?**
- A: The Club is being developed and will be owned by the Founders.
12. **Q: What are the classifications of Membership?**
- A: Several Memberships will be available including the following:
- Resident Membership - This classification of membership encompasses the use of all Club Facilities. Resident Membership privileges include preferred guest and family use pursuant to the Club Membership Plan.

- Social Membership – This classification of membership encompasses the use of all Club Facilities. Social Membership privileges include guest and family use pursuant to the Club Membership Plan.
- Clear Creek Membership - The Founders could make these memberships available from time to time.
- Founder Membership – Membership classification for the Founders of the Club.

13. **Q: How can I obtain additional information?**

A: If you have additional questions or would like further information, please contact Peter Knutzen, Vice President Real Estate and Marketing, at:

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*This document is provided for informational purposes only and may not be relied on as a basis for a decision to become a Member in Falling Waters.*