

Ironbridge Resident Membership Agreement – Frequently Asked Questions

Revised: December 10, 2018

What is the Resident Membership Agreement (RMA)?

The RMA is an agreement between the Ironbridge Club and the Ironbridge Property Owners Association which are two separate entities. This agreement provides all members of the IPOA with the opportunity to become members of the Club and avail themselves of the Club Facilities.

What are the Club Facilities?

The recreational and social facilities including golf course, restaurant, fitness center, swimming pool, tennis and basketball facilities. These facilities are owned and operated by the Club. The IPOA does not operate or maintain these facilities.

What are the Membership Documents?

The Membership Documents are the documents drafted by the Club that govern the membership privileges and set forth the rules and regulations of the Club. They are available through the office of the Club.

What is a Membership Activation Fee?

Any lot owner that desires to become a Resident Member shall be required to pay the Club and Activation Fee. Effective January 1, 2019 the Activation Fee will be \$7500. This fee is subject to review annually but will not increase by more than \$300 annually. This fee is paid directly to the Club and *not* the IPOA. At least one-third of the total Activation Fee revenue collected shall be allocated to capital reserves for capital improvements to Club Facilities.

What is the Monthly Dues?

The Monthly Dues is the amount paid monthly to the IPOA reflected on your monthly assessment statement. This payment is then paid to the Club and is reflected on the IPOA budget as a Facilities Fee. For 2019 the fee will be \$298 per month and is subject to review annually.

What are my Assessments?

Assessments are levied monthly to each lot owner that are paid to the IPOA. For 2019 the IPOA Operating Assessment will be \$88, the IPOA Reserve Assessment will be \$37, and the Club Assessment will be \$298 and is reflected on your owner statement for a total of \$423. Assessments are due monthly and subject to the association Collection Policy. Delinquent owners maybe suspended from using the club facilities and subject to a reactivation fee.

What is Club Facilities Credit?

Club Owner shall grant to each Resident Member who has paid an Activation Fee a credit to be applied automatically each month to offset the cost of utilizing any Club Facilities incurred by such Resident Member, including the cost of food and beverage at the Ironbridge Grill, golf cart rentals, merchandise, pool charges and the like. The amount of the credit for each month shall be one-twelfth of any annual increase in the Per Lot Amount from the previous year. Only the increase in the Per Lot Amount from the previous calendar year will be utilized to calculate the credit. If the credit available for any month is not utilized by a Resident Member in the calendar quarter which includes that month, it will expire and will not carry forward to the next calendar quarter. By way of example, if the Per Lot Amount is increased by \$240.00 for a calendar year, the monthly credit during that year will be \$20.00 which is \$60.00 per quarter.

What if I refer a new Club Member?

Club Owner will forgive or reimburse twelve (12) months of the Monthly Dues payable by a Lot Owner for each pre-registered referral of an individual who either becomes a Non-Resident Member or who purchases a Lot owned by Blue Heron Development Company or BH Holdings, LLC within twelve (12) months of the referral. There shall be no limit on the number of referrals. Club Owner will maintain the referral incentive program as long as this Agreement is in effect.

Can my renter use the facilities?

A Resident Member shall be entitled to temporarily assign his/her Membership to a renter as long as the Resident Member relinquishes Resident Membership privileges during the term of the lease pursuant to the Membership Documents. Club Owner may charge a fee to approve any such assignment.

What is the term of this agreement?

The term of this Agreement shall expire on December 31, 2023. The term of this Agreement shall automatically renew for successive five (5) year terms unless written notice of termination of this Agreement is provided by a party to this Agreement to the other party on or before six (6) months prior to the expiration of the initial term or any future extension terms.

Who is the Club Owner?

Blue Heron Properties, LLC, 970-384-0630
General Manager: Wes Cole

How do I contact the IPOA?

c/o Integrated Mountain Management
Doretta Reuss – 970-930-6200
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