Robson Resort COMMUNITIES®

Preferred Guest Program

IMPORTANT INFORMATION FOR OUR PREFERRED GUESTS

Terms And Conditions

AGE REQUIREMENTS

Preferred Guest programs are intended for and limited to people who are interested in the possibility of purchasing a home in a Robson Resort Community and who are interested in sampling the lifestyle. The housing at each Robson Resort Community is intended for occupancy in at least 80% of its dwelling units by at least one person 55 years of age or older. All dwelling units are intended for occupancy by at least one person 40 years of age or older. Therefore, at least one person must be 40 years of age or older to participate in the Preferred Guest program. No one under 19 years of age may participate.

TOUR OF MODELS AND AMENITIES

A tour of the sales center, model complex and community amenities is an integral part of the Preferred Guest program and your participation is expected.

PET POLICY

Pets are not permitted on the Preferred Guest program or in Preferred Guest accommodations. Please do not bring your pets. Service animals as defined in the Americans With Disabilities Act and the regulations promulgated thereunder are not considered pets and are permitted. However, emotional support animals, comfort animals and therapy dogs are not service animals under the ADA and are not permitted. In addition to other rights and remedies available to your host, violation of this pet policy will result in a non-refundable charge to your credit card in the amount of $350.

NO SMOKING WITHIN UNITS

Smoking is not permitted within Preferred Guest units. In addition to other rights and remedies available to your host, violation of this no smoking policy will result in a non-refundable charge to your credit card in the amount of $350.

GOLF DRESS CODE

The Robson Resort Communities golf dress code applies to all homeowners, renters and guests when on the golf course:

Proper attire for ladies: Golf shorts, skirts or slacks, and blouses or sweaters. Tank tops, athletic shorts, halter tops, swimwear, tennis attire, denim and cutoffs are not permitted. (Denim is permitted in TX only.)

Proper attire for gentlemen: Slacks or golf shorts and collared shirts. Tank tops, athletic shorts, swimwear, tennis attire, denim and cutoffs are not permitted. (Denim is permitted in TX only.)

Shoes are required. Soft-spike golf shoes, sneakers, or rubber-soled shoes must be worn on the golf course and the practice area. Footwear that may damage the greens is strictly prohibited.

The Robson Resort Community golf professionals and staff have the right to determine what constitutes appropriate attire for the golf course and the practice facilities.

CANCELLATION POLICY

You may cancel and request a refund at any time up until 48 hours before your scheduled date of arrival. If you need to reschedule or cancel, please contact the Preferred Guest representative at the location of your stay:

Arizona

PebbleCreek (Metro Phoenix area)
800.795.4663

Robson Ranch (Greater Phoenix area)
800.770.7044

Arizona

Quail Creek (Near Tucson)
888.648.0332

SaddleBrooke Ranch (North of Tucson)
866.818.6068

Texas

Robson Ranch (Dallas/Fort Worth area)
888.988.3927

PREFERRED GUEST MEAL CERTIFICATE

As a Preferred Guest, you will receive one meal certificate to redeem at the community restaurant. Meal certificates have an "up to" dollar value and exclude alcohol. Value may vary by community and date, is subject to change or withdrawal without notice, is not transferable and has no cash value. Resort casual attire is acceptable at the community restaurant.

TRANSPORTATION

As a Preferred Guest, you are required to provide your own transportation to, from and within each Robson Resort Community. Most major rental car companies have operations at Sky Harbor Airport in Phoenix, Tucson International Airport and Dallas/Fort Worth airports. Please call or go on-line to make your own reservations with a rental company.

DAMAGE

You are responsible for the reasonable cost of repairing any damage to your Preferred Guest unit and/or its contents that occurs during your stay, including but not limited to damage, destruction, staining and/or excessive wear and tear of furniture, flooring, fabrics and other surfaces, and for items removed from the unit. Please treat the unit and its furnishings with reasonable care and courtesy.

CREDIT CARD

Preferred Guests must have a valid personal major credit card (MasterCard®, Visa®, American Express®, or Discover®). You understand and agree that approximately one month prior to the date your Preferred Guest stay is scheduled to begin, your credit card will be debited the base cost of your stay, and that we also are authorized to debit your credit card for any damage you cause to the Preferred Guest unit and for other amounts properly charged to you in accordance with these terms and conditions, including but not limited to the charge for any violation of the smoking policy or pet policy set forth above.

BICYCLES, GOLF CART AND COMMUNITY AMENITIES; RELEASE AND INDEMNITY

Two bicycles, helmets and a golf cart are available for your use in the Preferred Guest home. Use of bicycles, golf cart and all community amenities, including but not limited to pools, golf courses, fitness facilities, streets, roads and walkways, is at your own risk. By using the bicycles, fitness facilities or community amenities, you (a) represent and warrant to Robson Communities, Inc. and its affiliates, including but not limited to the homeowners association for the community, and their respective employees, agents and representatives, (collectively, the "Released Parties") that you are physically able, and understand how, to use such equipment, facilities and amenities safely and properly, and that you shall do so, (b) release each of the Released Parties from any and all injuries, claims, liabilities and damages arising out of and/or resulting from your use of any such equipment, facilities or amenities, and (c) agree to indemnify, defend and hold harmless each of the Released Parties for, from and against any and all claims, demands, liabilities, damages, costs and expenses arising out of and/or resulting from your use of any such equipment, facilities or amenities. THE FOREGOING INDEMNITIES AND PROTECTIONS SHALL APPLY WITH RESPECT TO EACH RELEASED PARTY EVEN IF THE EFFECT IS TO INDEMNIFY AND PROTECT THAT RELEASED PARTY FROM ITS OWN CONTRIBUTORY NEGLIGENCE OR THE CONTRIBUTORY NEGLIGENCE OF OTHER RELEASED PARTIES, BUT SHALL NOT APPLY TO INDEMNIFY OR PROTECT ANY RELEASED PARTY FROM CLAIMS CAUSED BY ITS OWN SOLE NEGLIGENCE OR ITS WILLFUL MISCONDUCT.

REIMBURSEMENT OF PREFERRED GUEST STAY EXPENSE WITH HOME PURCHASE

To be eligible for Preferred Guest Stay expense reimbursement, buyer must execute all sales documents and deliver required deposit no later than 30 days after check-out date of Preferred Guest Stay. Reimbursement includes per-night rate of stay cost only and does not include any travel reimbursement. Reimbursement will be issued in the form of a credit toward total purchase price at home closing. Credit is not transferable and has no cash value.

RESTRICTIONS AND LIMITATIONS

Reservations are subject to availability, to demonstration of qualification for participation, and to cancellation upon reasonable notice to you.

If you have questions or concerns regarding your upcoming Preferred Guest stay, please contact the Preferred Guest representative at the location of your stay:

Arizona

PebbleCreek (Metro Phoenix area)
800.795.4663

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