Continental Country Club - 2026 Membership Policies

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Eligibility

An owner of property within the Continental Country Club (CCC) development whose property is subject to assessment is eligible for membership in the Country Club upon payment of the annual assessment. If there is more than one owner of a lot, or if the lot is owned by a partnership, family trust, or similar arrangement, all owners of such lot shall designate one (1) person to be "the member." Designation must be submitted to Continental Country Club in writing.

Membership privileges will be denied to owners and their dependents that are delinquent on their assessments for any and all lots. Membership privileges may also be denied to property owners who are in violation of the CCC Rules.

Dependents

The benefits of a member shall be extended to the spouse and children (24 & Under) residing in the member's household as their principal place of residence. Unmarried members with no dependents shall be entitled to name not more ***than two*** of the following to share membership privileges, so long as their principal place of residence is with the member: mother, father, sister, brother, child, or co-habitant.

CC&Rs and Rules and Regulations

Continental Country Club is a master planned community and all lots are subject to CC&Rs. CC&Rs vary depending on individual subdivisions. Owners are provided copies of CC&Rs by the title company at the close of escrow; additional copies of the CC&Rs are available at the Continental Country Club office. Violations of CC&Rs are subject to fines if not resolved within the allotted time period.

Payment of Assessment

The annual assessment is due on January 1 and becomes delinquent if not paid by January 31 after which it accrues interest at a rate of 1.5% per month and a one-time late fee. A notice of lien will be recorded in the Coconino County Recorder's Office against any property for which the lot assessment has not been paid by April 1. A lien fee will be charged to cover the costs associated with filing the notice of lien and lien release. An owner of more than one lot is responsible for payment of the assessment for each lot. Assessments are made on a per lot basis in accordance with the original plat maps and CC&Rs. Lots that have been combined by the county are still considered multiple lots by Continental Country Club. Assessments are billed annually in November and due by January 31.

Transfer of Property Ownership

Continental County Club reserves the right to assess a resale disclosure fee of up to $400 plus an additional $1,000 Transfer Fee upon notification that ownership of property is being transferred.

Annual Meetings

The Continental Country Club Homeowners Association holds its annual meeting in August. Status of the homeowners association will be reviewed and election of Board Members will take place. Each lot is allowed one vote. Members unable to attend the Annual Meeting may vote by absentee ballot.

Membership and Benefits

Membership in Continental Country Club is required by the CC&Rs for the various subdivisions. There are currently two categories of membership based on the CC&Rs for each subdivision. The two categories of membership are full and associate. Membership privileges will be suspended for non-payment of assessment or failure to correct CC&R violations.

Benefits available to **Full Members** (Assessment = $841 annually) are:

(1) Maintenance of Common Areas
(2) CC&R Enforcement
(3) Use of Amenities
- Continental Pool
- Bear Paw Recreation Center
- Tennis Courts
- Pickleball Courts
- Fitness Center
- Discount of Golf Green Fees

Benefits available to **Associate Members** (Assessment= $554 annually) are:

(1) Maintenance of Common Areas
(2) CC&R Enforcement

Associate Members may upgrade to Full Membership by paying an additional $287 per year. This amount will increase if assessments increase.

Assigned Memberships

A Full Member may assign his/her membership privileges to his/her tenants from one day to one calendar year pursuant to the following:

- Membership Assignment Form is completed
  - Administration Fee $150.00 is paid
- Tenant Registration Form is completed
  - Tenant Registration Fee $25.00 is paid
- Tenants with assigned membership privileges may purchase Assignment Membership cards, which are valid for the term of the lease.
  - Card fees are: 2 adult tenants per rental - $35.00 per person per card; related children of tenants between the ages of 6 and 24, unmarried and full-time students, and $15.00 per child per card.

Homeowner's persona privileges are relinquished during the period of the lease

Property owners are automatically assigned personal membership privileges once per year. Should that privilege be assigned to another party and later reclaimed by the owner, there will be no assignment fee. During the assignment period, owners may not exercise membership privileges and assigned memberships may not be split. In other words, assignment shall not be made to two different people/families who do not reside together. *Abuse of this privilege may result in suspension of membership.*

Use of Facilities

Swimming pools, tennis courts, Pickleball courts and the Fitness Center are open to our members and guests staying at Wyndham Flagstaff Resort. The golf course is open to the public. To avoid public abuse of our facilities we have issued membership cards to identify those who are entitled to use the facilities. Therefore, in order to avoid being denied access, you *MUST* present your membership cards when using our facilities. Membership cards are *NOT* transferable. Please do not allow your card to be used by anyone other than yourself.

Hours of Operation

Continental Country Club is located at 2380 N. Oakmont Drive in Flagstaff, Arizona. Hours of operation depend on the time of year and will be posted. Golf is a seasonal operation, and dependent on weather. The swimming pool is generally open from Memorial Day through Labor Day, weather permitting. Bear Paw Recreation Center is open year round. For Bear Paw Recreation Center information, call 928-522-l588.

Continental Country Club 2026 Recreational Pass and Guest Pass Policies

Continental Country Club Recreational Pass includes use of the Bear Paw Recreation Center, CCC Pool, Tennis Courts, Pickleball Courts, and the Fitness Center.

Recreational Pass:

- 2026 Recreational Pass Cost is $850.
- Any pass purchased in 2026 will expire on 12/31/2026.
- A Recreational Pass purchase will be good for an entire household (including all adults and all individuals 18 years and younger in the household) for that calendar year.
- All household members included in the Recreational Pass must have an individual card with their picture (including all children on the membership).
- All adult members included in the Recreational Pass must provide ID and/or documentation showing they live within the same household with the individual purchasing the Recreational Pass.
- Recreational Pass holders have the ability to purchase 1 (one) guest pass.

Full Member Guest Passes:

- One free Guest Pass, with 4 punches, is included FREE for all Full Members of the Club. Each punch is valid for up to 3 guests, totaling up to 12 guests per Card.
- One additional Guest Pass with 4 punches may be purchased by Full Members of the Club only and can be purchased at the Member Services Desk for $65 per pass.
- Full Member Guest Passes will be issued for the calendar year and will expire December 31, 2026.
- Guest Passes entitle guests of Full Members to 1 full day of access to all recreational amenities. Guests MUST be accompanied by a member.
- All Full Member Guest Passes will be associated with the member's account.
- Only 2026 Guest Passes will be accepted for entrance to any Continental Country Club amenity from January 1, 2026 to December 31, 2026. Guest passes from previous years cannot be used to access any Continental amenities.

Full Member Grandkids Pass:

- Free to all Full Members of the Club. This pass entitles grandchildren (18 years old and younger) of the Full Member to use the recreation facilities, except for the Fitness Center. Children 12 and under must always be accompanied by an adult while using the swimming pool and all other recreational facilities.

Replacement Membership Cards:

- Replacement membership cards can be purchased at the Member Services desk for $35.00.

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