

# FACT SHEET

Yellowstone Club®, the world's only private ski and golf community, is set amidst the grandeur of the Rocky Mountains. The Club's superior amenities, easy charm and overwhelming natural beauty present an incomparable venue for luxurious mountain living, year-round recreation, and cherished family traditions.

## - THE SETTING -

Yellowstone Club® is nestled in the Rocky Mountains just west of the famed Gallatin River near the northwest corner of Yellowstone National Park and the picturesque mountain town of Big Sky, Montana. 13,600 rolling acres are surrounded by 10,000-foot peaks, world-class skiing and blue-ribbon trout streams. Yet, as beautiful and untouched as its surroundings, Yellowstone Club® is approximately one hour from Bozeman, Montana, giving Members and their guests access from major metropolitan areas throughout the country by either commercial airline or private jet service.

## - PRIVATE SKIING -

Skiing at Yellowstone Club® rivals the world's top ski resorts. Offering 15 lifts, 60+ trails and more than 2,200 acres of powder. Dropping 2,700 vertical feet, the mountain receives an average total annual snowfall of approximately 300 inches. World-class ski features include:

- Trails ranging from relaxed, groomed runs to steep, above-treeline chutes to gladed skiing in deep powder
- Access to an additional 5,712 acres of skiable terrain at the adjacent public ski areas of Big Sky Resort and Moonlight Basin provide access to the largest contiguous skiable terrain in North America
- Private ski area served by 140,000-square-foot Warren Miller Lodge, 2 other dining lodges on the mountain and snack comfort stations
- A terrain park for snowboarders and skiers
- Expert instruction and guiding for skiers and snowboarders for all ages and experience levels

## - GOLF -

Designed by former British Open and Senior Open champion, Tom Weiskopf, the 18-hole course provides breathtaking vistas, and is known as one of the most dramatic mountain golf courses in the world. Future golf amenities include:

- Mountain Lodge Golf Clubhouse
- Discovery Performance Center, providing state-of-the-art technology, 3-D motion capture and expert analysis to help improve performance for both golf and skiing
- Expert instruction for golfers of all ages and experience levels

## - THE COMMUNITY -

- Limited to 864 residential properties to protect exclusivity and exceptional, highly personalized service

- Residential options include: 1 to 7+ acre homesites, on-mountain chalets, lodge condominiums, custom designed residences and 160-acre private ranches
- Many of the properties offer ski accessibility or golf course frontage and spectacular views.
- The community employs a professional public safety and security staff, as well as a fully equipped Fire Department and an Emergency Medical Services team to provide immediate response to Members' needs - 24 / 7.

## - THE PRIVATE CLUB -

- Deferred equity membership with extended family privileges
- 864 resident memberships and 150 national memberships
- Ski lodge, golf clubhouse and 2 on-mountain dining lodges
- Several dining options - from gourmet to "Montana casual"
- State-of-the-art fitness facilities with personal training, a tennis court, basketball court, paddle tennis courts, outdoor pool, spa, treatment rooms, and locker rooms
- Members' retail shops for fashion, activewear and summer and winter sporting equipment
- Business center
- Youth center featuring: a movie theater, rock climbing wall, indoor basketball, arts and crafts, dining, arcade games and programs just for the kids of Yellowstone Club®

## - OUTDOOR PURSUITS PROGRAM -

Discovery Land Company's signature lifestyle and recreation concierge program is designed to assist Members with every aspect of enjoying their time at Yellowstone Club®. In addition to helping with day-to-day duties, the Outdoor Pursuits team organizes group and personalized activities including:

- Hiking and backcountry adventures inside the expansive backcountry of Yellowstone Club®, and the surrounding area
- Ropes course, zip line, mountain biking and ATV trips
- Guided horseback riding
- Kayaking and whitewater rafting trips
- Fly fishing and other fishing excursions
- Wildlife trips to view elk, moose, bear and other animals
- Excursions into Yellowstone National Park
- Kids' camps and field adventures
- Nordic skiing, snow shoeing, sledding and snowmobiling

Additionally, the Outdoor Pursuits team offers youth services, daytime activities and day care.



**YELLOWSTONE CLUB®**

P.O. Box 161097, Big Sky, Montana 59716 ^ (888)700-7748 ^ (406)995-4900 ^ [www.yellowstoneclub.com](http://www.yellowstoneclub.com)

These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required.



**YELLOWSTONE CLUB**

**Yellowstone Club Dues and Assessments**

**Yellowstone Club Deposit and Dues**

11/01/2014 – 10/31/2015

<b>Resident Membership Deposit</b>	\$300,000
<b>Annual Club Dues</b>	\$36,000/year <i>*(Payable in two equal semi-annual payments; November 1 and May 1 )</i>

**Property Owners Association (POA)**

**Master Association**

<b>Yellowstone Club POA</b>	\$10,000/year (Requirement for all YC Properties)
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**Sub-Associations**

	<b>Annual Assessment</b>	<b>Reserve Allocation/Unit (Included in Assessment)</b>
<b>American Spirit Homes Association</b>		
(Unimproved Lot)	\$2,700/year	
(Completed Home/Under Construction)	\$3,000/year	None
<b>Lakeside Condominium Association</b>		
Varies dependent upon size/percentage interest <i>(See Sales Associate for Specific Lakeside Unit Assessment)</i>		Varies
<b>Hillside Condominium Association</b>		
(Units 1, 3, 5, 7)	\$10,437/year	
(Unit 2, 4, 6, 8)	\$10,220/year	None
(Units 9, 11)	\$11,989/year	
(Units 10, 12)	\$12,455/year	
<b>Sunrise Ridge Condominium Association</b>		
(Duplex)	\$18,567.08/year	\$1,440
(Triplex)	\$12,381.02/year	\$1,627

**(Additional Sub-Associations Notes and information regarding Taxes on Reverse Side)**

## Sub-Associations (Continued)

	Annual Assessment	Reserve Allocation/Unit (Included in Assessment)
<b>Enclave Condominium Association</b>		
1A, 1B ,2A, 2B, 4A, 4B, 6A, 6B	\$26,160/year	\$7,800
3A, 3B	\$18,360/year	
5A, 5B	\$24,525/year	
<b>Slopeside Condominium Association</b>		
(Uncompleted Lot)	\$3,900/year	
(Completed Unit )	\$12,425/year	\$1,890
<b>Mountain Chalet Condominium Association</b>		
All Lots	\$10,640/year	None
<b>WM Lodge Condominium Association</b>		
Varies dependent upon size/percentage interest <i>(See Sales Associate for Specific WML Unit Assessment)</i>		Varies

## Madison County Taxes

<b>Real Estate Property Tax</b>	Approximately equal to 1.1% of Assessed Value <sup>1</sup>
<b>Rural Improvement District<sup>2</sup></b>	Estimated \$550.00 per year <sup>3</sup>

<sup>1</sup> Contact Madison County Tax Assessor at (406) 843-4212 or [MT.gov](http://MT.gov) for more definitive information.

<sup>2</sup> For the Ousel Falls/Highway 64 Intersection, Ousel Falls Road and South Fork Road improvements and maintenance.

<sup>3</sup> Included on your Tax Bill.