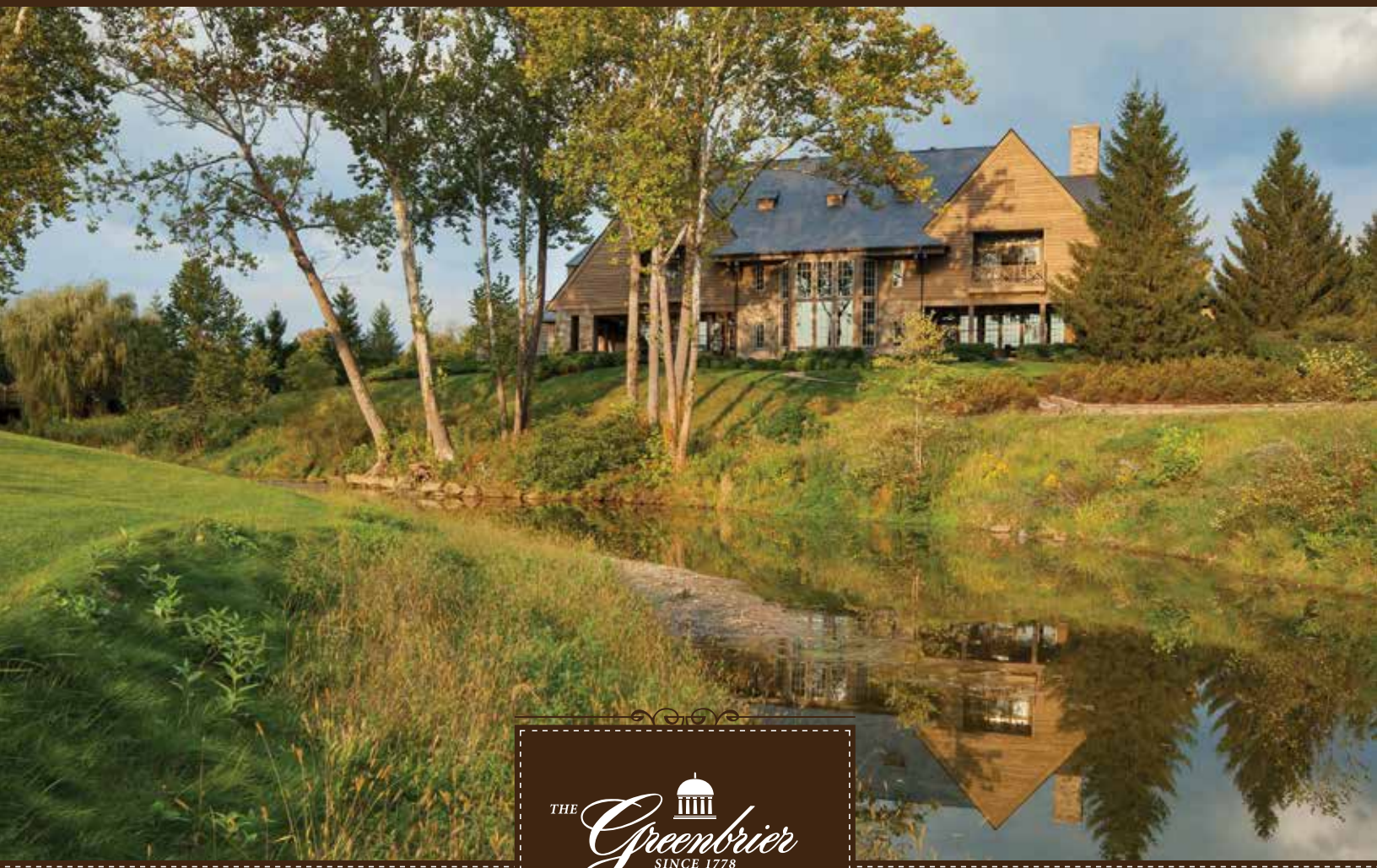


THE Greenbrier
SINCE 1778
SPORTING CLUB®

greenbrierliving.com

FREQUENTLY ASKED QUESTIONS & BENEFITS OF MEMBERSHIP

Ask about
NEW GOLF COURSE LOTS!
See inside for details

FREQUENTLY ASKED QUESTIONS

Membership at The Greenbrier Sporting Club offers you an array of benefits, not only at the exclusive, members-only level, but at The Greenbrier resort as well. This brochure summarizes offerings to our members who purchase real estate at The Greenbrier.

What is The Greenbrier Sporting Club?

The Greenbrier Sporting Club is the private equity club organized for the purpose of offering memberships to those that purchase real estate at The Greenbrier. The Greenbrier Sporting Club (aka, The Sporting Club) enjoys private amenities unavailable to resort guests, such as two distinct lodges and pools, a members-only golf course (The Snead), two restaurants, spa, fitness center, an equestrian center, and much more.

What private amenities and activities are available to Greenbrier Sporting Club members?

Members of The Greenbrier Sporting Club enjoy an array of private club amenities. Two members-only lodges, The Lodge and The Summit, feature what some members have called "a resort within a resort," with infinity pools, restaurants, lounges, sport and fitness center, and other activities at each. For a complete list of exclusive benefits, please see our Benefits of Membership.

Do Greenbrier Sporting Club members have access to the resort facilities of The Greenbrier?

Yes, all of the resort amenities and activities are available to Sporting Club members. In fact, membership at The Greenbrier Sporting Club entitles you to generous discounts for many activities and at many of the retail shops, including no green fees on the resort courses, no court fees on both the indoor/outdoor tennis courts, and complimentary use of the indoor/outdoor pools and fitness center, to name a few. Members also have access to hotel room service (including The Forum's Pizza Shoppe delivery to anywhere on property) and enjoy complimentary shuttle transportation while on the resort's estate (private shuttles, airport shuttles, and other special requests incur charges). For a complete list of the resort benefits, please see our Benefits of Membership.

How easy is it to get to The Greenbrier?

The Greenbrier Valley Airport (LWB) is located on US 219, three miles north of I-64, only 20 min. away. The airport offers daily and seasonal flights, direct flights from Charlotte, complete FBO service, and easily accommodates private aircraft. Roanoke Airport (ROA) is located only 1 hr. and 20 min. away and offers flights to many major cities on the East Coast. The Greenbrier provides transportation to/from each of these airports. Stopping at the main entrance of the resort, Amtrak service is available to many cities throughout the East and Midwest. Additionally, The Greenbrier Sporting Club is located only a half-day's drive for one-third of the U.S. population, making it an easy family destination.

What cultural and recreational activities are available outside the gates?

Carnegie Hall, Lewis Theatre, and Greenbrier Valley Theatre in Lewisburg all feature nationally-acclaimed artists and productions for concerts, plays, and other events. Recreational activities abound, with the Greenbrier River a major regional tourist attraction, featuring fishing, biking along the 80-mile rail-to-trail Greenbrier River Trail, and tubing throughout the warmer months. Private bird hunting can be found at nearby Stoney Brook Plantation (only 35 min. away), as well as Upper Brandon Plantation, located east of Richmond, VA, while Snowshoe Mountain, a mere 1.5 hour drive, features some of the best skiing on the East Coast. With Class V whitewater rafting, multiple state and national parks and forests, recreational bodies of water, world-class fly fishing, and scenic byroads, the recreational pastimes in and around The Greenbrier Sporting Club are unsurpassable in terms of options and availability.

Where can I shop for wine, gourmet, and everyday items?

Many gourmet items can be bought throughout the area. In fact, with advance notice, The Sporting Club can handle most of your requests, including the purchase of wine, and can even work with your local key holder to arrange delivery to your Sporting Club home. The nearest grocery store is merely two miles away, while Lewisburg, a short, 10-minute drive, features boutique wine and gourmet shops. Lewisburg showcases a weekly Farmer's Market year-round, while multiple grocery stores feature an array of choices.

What social activities are available to members?

From barbecues to golf tournaments, events at The Greenbrier Sporting Club are one-of-a-kind and develop a real sense of community amongst the members. Club dinners and cooking demos, tennis clinics and tournaments, equestrian events, basketball games, and live music events are all held throughout the year. And don't forget the social calendar at the resort that members have access to, as well.

Who is your membership made up of?

More than 400 families representing over 31 states, Washington D.C., and Canada have come to call The Greenbrier "home." Our membership is diverse and attracts a wide variety of backgrounds.

Can members access the Casino Club at any time?
Yes, members age 21 and over may enter the Casino Club any time during normal operating hours. Members receive four (4) individual casino guest cards per year for use when guests are unaccompanied by the member. Additional casino guest cards may be requested from The Club Concierge with adequate advance notice.

Does The Greenbrier Sporting Club have an initiation fee? Is it an equity membership?
Yes. The current equity membership initiation fee for 2017 is $120,000 and will be paid an amount equal to eighty percent (80%) of the premium of the given year the membership is resold.

What are the dues for each membership and when are they due?
The annual club dues are due January 1st of every year and, as of 2017, are $16,500.

Is there a Community Association fee and, if so, how much?
There is a Greenbrier Sporting Club Community Association fee that covers many services for residences, including 24-hour security patrol, and the maintenance of roads and common grounds. The annual fee is $2,850/year (as of January 2017).

Will immediate and/or extended family members be permitted to use the membership privileges?
Yes, a member's immediate and extended family will be permitted to use The Club facilities in accordance with the Rules and Regulations of The Club, though they may be responsible for any applicable fees for most activities.

Are guests of members allowed to use The Club and/or resort facilities?
Yes, guests of members in residence may use Club facilities and resort amenities in accordance with the Rules and Regulations of The Club, the Amenities Agreement, and Resort Policies, upon payment of applicable fees. Members are responsible for all fees and charges incurred by their guests, and for ensuring their guests comply with all such Rules and Regulations and Resort Policies.

Where are the nearest medical care and cosmetic surgery services?
They are as close as your own home at The Greenbrier Sporting Club! The Greenbrier Clinic, located within the resort and renowned for its diagnostic services, offers Sporting Club members a complimentary concierge program which includes 24 hr. access to the on-call doctor and also on-property house calls, after hours. Additionally, The Greenbrier Center for Cosmetic Surgery offers medical-grade skincare procedures and products at The Greenbrier MedSpa and also performs in-home cosmetic surgery consultations by appointment. Sporting Club members receive a 15% discount on all diagnostic and cosmetic services. **The discount only applies when paying by cash or credit card and is not applicable if insurance is billed.** For hospital services, such as immediate care and emergency room care, Greenbrier Valley Medical Center is located in Lewisburg, a short 15 minute drive. Also in Lewisburg, the Robert C. Byrd Clinic, an extension service of the West Virginia School of Osteopathic Medicine, provides primary care services. MedExpress in Lewisburg is an urgent care center that provides immediate walk-in treatment for illnesses and injuries on weekends and after hours.

Are there restrictions on home construction, improvements, or changes to my home, landscape, and the use of my property?
The Architectural Review Board (ARB) is comprised of a diverse coalition of land planners and architects that ensure your project complies with the aesthetic principles set forth by the mission of The Greenbrier Sporting Club.

Am I required to build within a certain time frame after the purchase of my homesite?
There is no build compulsion when buying property at The Greenbrier Sporting Club.

May I select a builder and/or architect to build my home?
Yes, the ARB has a list of currently approved builders, architects, designers, and landscapers. However, owners are always welcome to bring their own team for approval by the ARB.

Is financing available?
While financing is not available directly through the developer, our sales team has developed relationships with many banks that feature an array of products to suit your needs.

Are there services for the maintenance of my home?
Yes, a number of local service providers offer not only physical maintenance to your home, such as landscaping, repairs, and cleaning services, but can also provide personal assistant services, such as shopping, dry cleaning, and much more.

BENEFITS OF MEMBERSHIP

The Greenbrier® America's Resort

RESORT COURSES • No green fees for members and 50% discount on published green fees for up to three accompanied guests. Pay published member cart fees with seven day sign-up privileges for Tee Times. Subject to availability. Enjoy unlimited use of the resort's Golf Practice Facilities (Practice Range, Putting Greens, etc.) at no charge. Groups with a member present will not be required to take a forecaddie, however, member-sponsored unaccompanied groups will still be required to take a forecaddie on The Old White TPC and if/when required on other courses.

TENNIS • No court fees for either the indoor or outdoor resort courts.

CASINO CLUB • Access to the Casino Club at The Greenbrier for members age 21 and over. Members receive four individual casino guest cards per year for use when guests are unaccompanied by the member. Additional casino guest cards may be requested from The Club Concierge with adequate advance notice. Members also receive $50/month Casino Match-Play or Slot-Play, which must be picked up at The Player's Club desk each calendar month.

Match-Play coupons are used for table games and are available in different denominations. To use the coupon, the player must place a wager of equal or greater value of the coupon and, if the wager wins, the coupon is exchanged for the face value. No substitutions are available for Match-Play coupons, which have no cash value and may not be redeemed for credit.

EXCLUSIVE INVITATIONS • Invitations to special events, celebrations, and galas at The Greenbrier.

GOLF & TENNIS CLUB • Golf & Tennis member events: Spring Season Opening Party and Christmas Celebration Reception & Dinner (complimentary for Sporting Club members).

SWIMMING POOLS • No charge at either the indoor or outdoor pool at the resort.

SHUTTLE SERVICE • Transportation is provided at no cost for travel throughout the resort and club property, including your home.

Private shuttles incur charges. Please note that Summit shuttles depart on the half hour. Any requests outside of that are considered private and are subject to charges; reservations are requested and for airport transportation, at least 24 hrs. notice is required, to avoid additional charges.

The Greenbrier® Clinic

The Greenbrier® Cosmetic Surgery MedSpa

Discounts are subject to change without notice. Please review The Club Documents and contact the Manager of Member Services at 1-304-647-6440 for a complete list of current discounts. Discounts do NOT apply to any pre-discounted Special Promotional Packages.

RESORT ROOM SERVICE TO PRIVATE HOMES • Applicable service and delivery fees apply, plus cost of items purchased.

RESORT ACCOMMODATIONS • 20% discount off prevailing rates. Daily resort fees waived. Based on availability and excluding holiday periods. Credit card required for deposit at time of booking. **Please call 1-888-839-9438 to reserve.** Additionally, members receive two complimentary room nights to be used January through March (Sunday - Thursday only) which may be reserved up to 21 days in advance. **To reserve a complimentary room night, please call The Club Concierge at 1-304-647-6440.**

PERSONAL MEMBERSHIP ACCOUNT • Members receive a personal membership account for use at the resort.

SPA FACILITIES AND TREATMENTS AT THE WORLD-RENOWNED GREENBRIER MINERAL SPA • 15% discount off spa services and complimentary use of steam room and sauna.

FISHING • No fees for members fishing on property and 50% discount for up to three accompanied guests. A 15% discount off published rates for instruction and guided trips.

DISCOUNTS • 15% discount on the following activities/services: dining outlets, cooking classes, rental bikes, bowling lanes, horseback riding/carriage rides, sporting clays, croquet, children's programming, resort catering, cultural and historical tours, and ice skate rentals. Accompanied guests of members also receive 15% discount on ice rink and skate fees. Additionally, members receive a 15% discount at Greenbrier owned retail outlets and Yarid's, as well as a 25% discount at Studio G (hair salon), 15% discount at Greenbrier Photography, a 50% discount on valet parking, aerobics/fitness classes, and on the laundering of clothing at the resort.

NO CHARGE TO SPORTING CLUB MEMBERS FOR THE FOLLOWING RESORT ACTIVITIES/SERVICES • Concierge service, movie theater, ice skating rink, morning coffee service, afternoon tea and concert, computer kiosks, fishing, billiards and game room, hiking and biking trails, shuffleboard, Old White croquet lawn, horseshoe pits, fitness center, and history tours.

MEDICAL CONCIERGE PROGRAM

Please refer to The Greenbrier Sporting Club Medical Concierge Program Brochure for more details.

24-HOUR CONCIERGE CARE • This service includes 24-hour access to The Greenbrier Clinic's on-call doctor and on-property house calls, after hours. Please call 1-844-476-0291 for assistance.

ONE COMPLIMENTARY COMPREHENSIVE PREMIER WELLNESS EVALUATION • One initial comprehensive Premier Wellness Evaluation at The Greenbrier Clinic per new Sporting Club resident membership to be used within 12 months of membership closing - membership must be combined with a GSC property. To schedule please call 1-844-476-0291.

DISCOUNTED PREMIER WELLNESS EVALUATION • Members receive the Premier Wellness Evaluation at a discount of 25%.

DIAGNOSTIC SERVICES • 15% discount to members on all diagnostic services provided at The Greenbrier Clinic.
The discount only applies when paying by cash or credit card and is not applicable if insurance is billed.

THE GREENBRIER CENTER FOR COSMETIC SURGERY AND MEDSPA • 15% discount on all MedSpa services and products provided at The Greenbrier MedSpa and The Greenbrier Clinic.

TOPDOC CONNECT WITH TAKE ME HOME • This high-level concierge program includes guidance to top specialists perfectly matched to your specific condition. This also includes fully paid medical evacuation and other medical and emergency support services while traveling 100 miles from home for both you and your family.

To learn more, please contact The Greenbrier Clinic at 1-844-476-0291.

For Greenbrier discounts to apply, must present current Membership Card. Discounts apply to only GSC Members. Guests of Members pay published rack rates. Retail purchases must be charged to the member's city ledger to qualify for the retail discount (online purchases are excluded).

THE Greenbrier SINCE 1778 SPORTING CLUB®

MEMBERS ONLY AMENITIES

THE SNEAD GOLF COURSE • No green fees. Pay published member cart fees. Tom Fazio-designed 18-hole golf course, featuring five sets of tees. No charge for driving range, chipping green, or putting green. Lessons and instruction available with our year-round golf professional.

MEMBERS' LODGE • A 32,000 square foot facility with men's and women's locker rooms, concierge offices, private meeting/dining rooms, restaurant, bar/lounge, and pro shop.

SPORTS COMPLEX • Facility with a 25-foot climbing wall, state-of-the-art Cybex equipment, personal trainers, ASB squash courts, yoga and fitness classes, a heated outdoor infinity pool, sunning deck, seasonal grill, wet or dry sauna, and men's and women's locker rooms.

SUMMIT LODGE • A 7,500 square foot, Adirondack inspired oak and timber framed lodge perched atop the 3,300-foot peak of Greenbrier Mountain with a restaurant, bar/lounge, private dining room, and outdoor fire pit.

SUMMIT ACTIVITIES BARN • A replica of an old post and beam barn, with a state-of-the-art basketball/volleyball court. An event glade, outdoor amphitheater, heated outdoor infinity pool, Summit Links miniature golf course and children's playground are adjacent.

ANANDA IN THE ALLEGHENIES ~ EASTERN-THEMED SPA • A full-service spa with manicures, pedicures, hot-stone massages, professional makeup services, couples massage rooms, steam showers in locker rooms, clinical nutrition and integrative health care, and two Zen porches overlooking Howard's Creek and The Snead's 18th green.

TENNIS COURTS (OUTDOOR ONLY) • No court fees. Har-Tru surface courts. Lessons available.

EQUESTRIAN CENTER • Full-service, 24-stall facility with two tack rooms and a common area, as well as men's and women's locker rooms with shower facilities. Outdoor riding arena and turnout areas. Services include boarding, lessons in both English or Western, trail rides (valley or mountain), pony rides, and parties to meet our stable horses. Dog day care available.

GUIDED & UNGUIDED FISHING • Fly and spin rod. Casting practice. Private access to approximately three miles of trout stream. Off-property fishing and float trips also available.

HUNT CABIN • Year-round, on-site Outdoor Pursuits professionals and Naturalists. Hunting and wing shooting, shooting ranges, guided hikes, and pond fishing.

GRIST MILL • Located at Howard's Creek, the Grist Mill provides a home to Young Explorers, a seasonal children's program, and is used throughout the year for scheduled events.

THE RESORT AT GLADE SPRINGS

For more info or to make reservations, call 304-763-2000.

***For discounts to apply at Glade Springs Golf & Country Club, current GSC membership card must be presented.*

GOLF PRIVILEGES No Green Fees and special guest-of-member pricing on the resort's private Cobb Course. Members pay published rates on cart fees only.**

DINING FACILITIES Members-only dining at Glade's Grill at Glade Springs.** 10% discount off published rates for the following restaurants: Small Talk Cafe, Bunkers Sports Bar and Glade's Grill.

DISCOUNTS 10% discount off published rates for Spa Orange, equestrian activities, lodging and retail shopping at The Signature Shop, Mountains of Fun, Spa Orange Boutique, and The Cobb and Woodhaven Golf Shops.**

SPECIAL OFFERS Seasonal Guest-of-Member pricing at Stonehaven and Woodhaven Golf Courses.

BLACK KNIGHT COUNTRY CLUB 1929

GOLF PRIVILEGES No Green Fees and special guest-of-member pricing on the Black Knight Course. Members pay published rates on cart fees only.***

DINING FACILITIES Members-only dining at Jimmy's Steakhouse.***

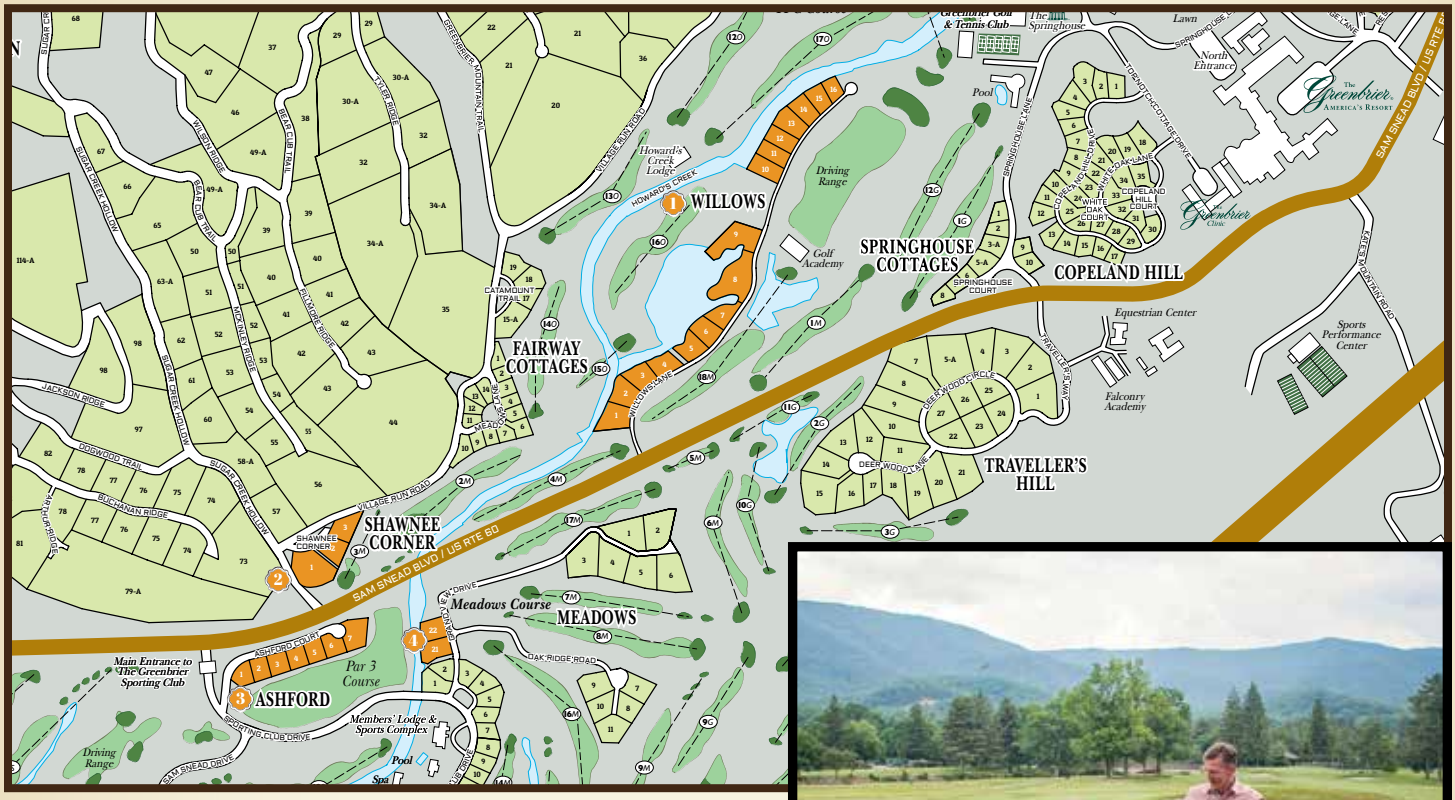
OUTDOOR POOL Complimentary use of Black Knight's swimming pool.***

For more info or to make reservations, call 304-253-7321.

****Credit cards accepted. For discounts to apply at Black Knight Country Club, you must present current GSC membership card.*

NEW RELEASE OF GOLF COURSE HOMESITES

along the *Meadows* and *Old White TPC* courses. Now available.



1 THE WILLOWS

- 16 homesites
- Along 15th, 16th, & 17th fairways of The Old White TPC course
- Center of activity
- Short stroll from Golf Club, Outdoor Pool, Fitness/Tennis Center of The Greenbrier
- Convenient to Sporting Club amenities

2 SHAWNEE CORNER

- 3 homesites
- Along reimagined Meadow's Course 3rd fairway
- Long golf course and mountain views
- Equal proximity to Sporting Club and resort amenities

3 ASHFORD

- 7 homesites
- Located within Sporting Club main entry
- Along 9-hole, short course
- Easy proximity to Members' Lodge complex
- Great mountain views

4 LODGE COTTAGES

- 2 new homesites
- Close to Sporting Club amenities
- Great mountain and creek views

LIFE AS FEW KNOW IT

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John Klemish, Broker. Office located in The Greenbrier resort.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal Agency has judged the merits or value, if any, of this property. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in The Greenbrier Sporting Club by residents of Hawaii, Idaho, Illinois, and Oregon or in any other jurisdiction where prohibited by law. This project is registered with the New Jersey Real Estate Commission, N.J. Reg. No. 11-59-0002. This project is registered pursuant to New York State Department of Law's simplified procedure for Homeowners Associations with a De Minimus Cooperative Interest and contained in a CPS-7 application available from the sponsor. File No. HO-00-0082. This project is registered with the Pennsylvania State Real Estate Commission, Registration No. OL-000654. Prices, plans, dimensions, specifications, material and availability are based upon current development plans, which are subject to change without notice. Use of recreational facilities and amenities requires separate club membership.

Revised 11/14/17