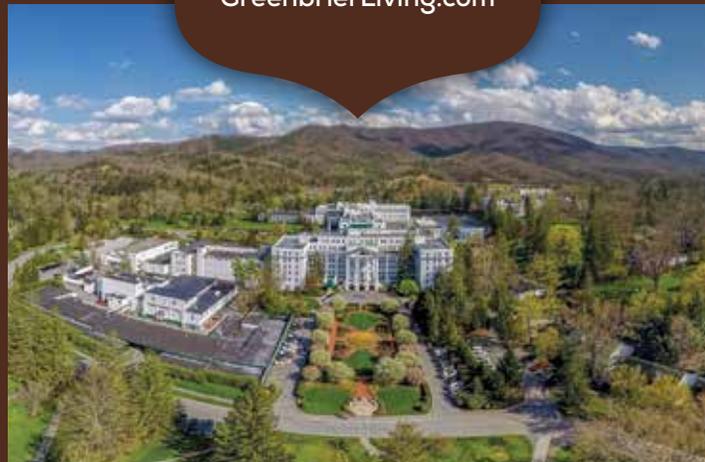


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FREQUENTLY ASKED QUESTIONS
&
BENEFITS OF MEMBERSHIP

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, a sport and fitness center, and other activities. 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 and offers daily United Express jet service to Chicago O'Hare (ORD) and Washington Dulles (IAD). The airport offers daily and seasonal flights, 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. 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 unsurpassed 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 32 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 2020 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. Dues are subject to change on an annual basis, and as of 2020, are \$17,100.

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. Fees are subject to change on an annual basis, and as of January 2020 are \$2900.

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 MedSpa 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 provides the opportunity for The Greenbrier Clinic Physicians to become primary care providers and includes 24-hour access to the on-call doctor. Additionally, Sporting Club members receive a 15% discount on all diagnostic and 20% on MedSpa services. **The discount 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 Ronceverte, a short 15-minute drive. 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

IMMEDIATE FAMILY PRIVILEGES A member's immediate family will be entitled to use The Club facilities and resort amenities on the same basis as the member. A member's immediate family will mean the member's spouse and their unmarried children under the age of 23 who are either living at home, attending school on a full-time basis or serving in the military.

EXTENDED FAMILY PRIVILEGES The extended family shall be the parents and adult children of the member and spouse, and the adult children's spouses and children. Extended family members may use the Club Facilities while accompanied by a member, or unaccompanied if the member is then in residence at the time of use. The Club reserves the right, from time to time, to limit use of certain facilities by a member's extended family during peak periods of use. The member will be charged the regular member rate plus one-half (1/2) of the difference between the regular member rate and the guest rate for an extended family member's use of the Club Facilities. The member's extended family may use the Resort Amenities to the same extent and on the same conditions as guests of the member may use them, and upon payment of fees and charges applicable to such guests.



THE OLD WHITE TPC, THE MEADOWS, AND THE GREENBRIER COURSES

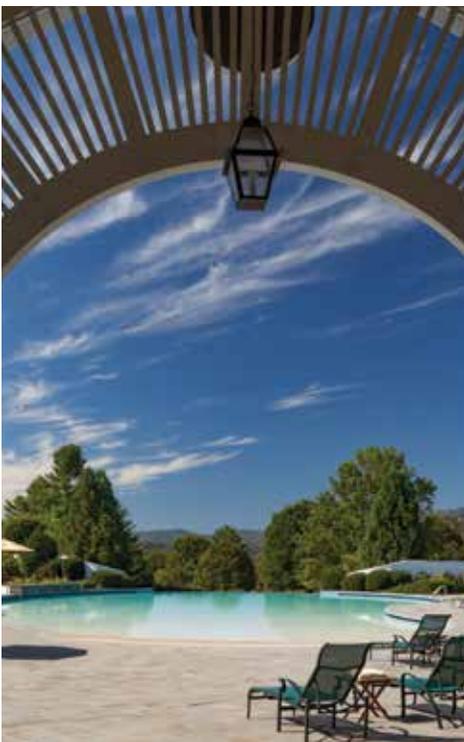
No green fees for members and 50% discount on published green fees for up to three accompanied guests. Pay published member cart fees with seven day sign-up privileges for Tee Times. Subject to availability. Enjoy unlimited use of the resort's Golf Practice Facilities (Practice Range, Putting Greens, 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.

THE ASHFORD SHORT COURSE No charge for Sporting Club members; members' guest: \$25; resort guests: \$75/hour; rental clubs (includes three balls): \$25; resort guest tee times: 9am and 2pm.

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.
Member must be on property for unaccompanied guests to obtain access.

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.*

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, 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 and their accompanied guests for unguided fishing on property. A valid West Virginia fishing license and trout stamp are required.

KATE'S MOUNTAIN ADVENTURES On-property guided fly fishing for Greenbrier Sporting Club members at the following reduced rates: 1 person, \$150; 2 people, \$275; 3+ people, \$125 per person. Rates include equipment, casting lesson, and 2 hours of guided fishing. These rates are up to a 47% discount off of hotel guest pricing.

GREENBRIER GUN CLUB Reduced rates for entire menu of world-class shooting activities including trap, skeet, sporting clays, and instruction for Greenbrier Sporting Club members. 2020 rates are a 25-68% discount off of hotel guest pricing. Rates will vary based on the activity, number of rounds, and whether members provide their own equipment or use Greenbrier Gun Club equipment.

Rates do not include HPF, WV sales tax, or gratuity. Discounts for guided fly fishing and shooting will be extended to all participants in the party if the member is present.

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.

The
Greenbrier[®]
CLINIC



The
Greenbrier[®]
MEDSPA

THE GREENBRIER CLINIC SPORTING CLUB MEMBERS PROGRAM

DISCOUNTED WELLNESS EVALUATION Members receive a two-day comprehensive physical 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 MEDSPA 20% off any MedSpa product or MedSpa service.

GREENBRIER CONCIERGE MEDICINE A voluntary membership-based program that allows The Greenbrier Clinic physicians to become a member's primary care provider. The \$2200 individual annual membership fee is waived for GSC members.

All services deemed medically necessary will be billed to the patient's insurance provider.

For complete details of the concierge services, please visit greenbrierclinic.com

To schedule an appointment, please contact The Greenbrier Clinic Concierge Manager at 1-800-253-9414.





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 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/pickleball 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, facials, professional makeup services, couples massage rooms, steam showers in locker rooms, and two Zen porches overlooking Howard's Creek and The Snead's 18th green. Massage therapy outcall available in on-property homes.

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 Western riding style, mountain trail rides, pony rides, and parties to meet our stable horses. Dog day care available.

UNGUIDED FISHING Private access to approximately three miles of fly fishing-only trout stream. Spin fishing is available in one of the many stocked ponds on property. Off-property fishing and float trips can be arranged through outside guide services.

HUNT CABIN Provides a home to Young Explorers, a seasonal children's program. Fishing in the adjacent pond is also available.

GRIST MILL Located at Howard's Creek, the Grist Mill provides a scenic home to various scheduled events and private gatherings throughout the year.



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

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 Café, Bunkers Sports Bar, and Glade's Grill.

LODGING Special member rate pricing

DISCOUNTS 10% discount off published rates for Spa Orange, and retail shopping at The Signature Shop, The Logo Shop, Spa Orange Boutique, and The Cobb Golf Shop.

To use the amenities at Glade Springs Golf & Country Club, a member charge account must be set up. Please call 304-763-0828 to set up your account.



WHEELS UP[®] PRIVATE AVIATION BENEFITS

FOR EACH NEW WHEELS UP MEMBERSHIP PURCHASED BY A GREENBRIER SPORTING CLUB MEMBER, THEY WILL RECEIVE THE FOLLOWING:

Core Membership

- \$9,000 in flight credit with purchase of a Wheels Up Core Membership
- \$14,000 in flight credit with initial purchase of a Wheels Up Core Membership plus a \$100k fund program

Business Membership

- \$15,000 in flight credit with purchase of a Wheels Up Business Membership
- \$20,000 in flight credit with initial purchase of a Wheels Up Business Membership plus \$100k fund program

Connect Membership

- \$1,000 in flight credit with purchase of a Connect Membership

Email greenbriersportingclub@wheelsup.com or call 1-855-FLY-8760 and identify yourself as a Greenbrier Sporting Club member to take advantage of this benefit.

HERE'S WHAT OUR MEMBERS HAVE TO SAY...



"Simply the best place I have ever called home"

Member, Florida

"The members we've met here have become some of our greatest friends"

Member, Ohio

"Peace, tranquility, and elegance. All while surrounded by wonderful people."

Member, Texas

To Learn More About the Unparalleled Opportunities at The Greenbrier Sporting Club
Please call us at 304-647-6440



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John Klemish, Broker-in-Charge. Real Estate Showroom located in Lower Lobby of The Greenbrier.

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 GPS-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 12/02/2019