

# Vail Racquet Club

## Mountain Resort

The Vail Racquet Club is located on over 21 acres of land along Gore Creek at the foot of the Gore Range Mountains in East Vail and is approximately four miles east of Vail Village. The Racquet Club Owners Association is the corporate entity that oversees the common elements for all of the homeowners. Under this umbrella the Association is divided into 3 different operations: the Homeowners Association, The Lodging Operation, and The Club. This is an internal organization, which allows the Board of Directors the ability to analyze and direct the various operations on an ongoing basis.

Developer Walter Kirch built the Vail Racquet Club Townhomes and Condominiums over the time period of 1973-1987. There are a total of 32 buildings on the property: 15 Condominium buildings, 16 Townhome buildings, and the main Club building. There are 334 individual units in total: 251 Condominiums, 60 Townhomes and 23 Garden Level, long term rental units.

The 334 units consist of:

- 132 one bedroom condominiums - approx. 576 sq. feet (768 sq. feet w/ loft)
- 110 two bedroom condominiums - approx. 864 sq. feet (1000 sq. feet w/ loft)
- 9 three bedroom condominiums - approx. 1,100 sq. feet
- 60 townhomes (all three bedroom) - approx. 1,600 sq. feet
- 23 Garden Level long term units

The Condominiums are identified by the building number, 1 through 15, and individual unit number (i.e. Building 5 Unit 13 would be 5-13). The townhomes are classified by letters of the alphabet, A-P, and individual unit numbers (i.e. Building A Unit 1 would be A-1).

The Town of Vail free bus service has two bus stops for the property. One is located across from the rental office in building 15 and the other is on the north side of Bighorn Road. The bus schedule varies depending on the time of the year.

### **Homeowners Association**

The Association's obligation is to maintain the common elements. This includes the grounds, pathways, parking lots, decks, exterior walls, structural components of the building, and utility components that serve more than one unit.

Owners are not allowed to alter the common elements of the Association without the express written consent of the Board of Directors. Please refrain from making any cosmetic or real changes to the exterior area of your unit without first consulting the Administration office. They will determine if the proposed change is permissible or if it needs to be approved by the Board of Directors through the Design Review process.

The Vail Racquet Club Homeowners Association manages the **Vail Racquet Club Mountain Resort**. The Board of Directors, who meet at least once a quarter, directs the Homeowners Association.

## **Short Term Lodging Program**

The Vail Racquet Club Mountain Resort Short Term Lodging Program exists as the exclusive rental, lodging and overnight occupancy agent for the Association and operates for the benefit of all owners. The program offers on-site management, owner usage flexibility, no hidden fees for qualifying units and the opportunity for owners to earn additional income. It has been a continued success year after year.

The standard revenue split is 55% to the Owner and 45% to the Lodging Operation, which covers the management, marketing, accounting, guest services, housekeeping, maintenance, front desk services, revenue management, credit card processing fees and guest club usage etc.

## **Long Term Lodging Program**

The Association also manages Long Term Rentals for individual homeowners. These rentals are typically for an annual lease and the Association charges a 12% management fee. There is an on-site Long Term Rental Coordinator to oversee every aspect of the rental from beginning to end and answer questions and address tenant concerns daily.

## **Club Facilities**

Each VRC unit receives one family health club membership, granting access to all Club amenities. This membership includes the owner plus their children, grandchildren, parents, and grandparents (direct family line). If multiple families share ownership, additional family memberships can be purchased at the VRC homeowner rate. Family members and guests without memberships can still use the Club by checking in at the front desk and paying the daily guest fee.

### **The Club Amenities include:**

- Technogym Equipment
- Free Weight Area
- Cardio Room
- Circuit Training
- Stretching Area
- Fitness Classes that Include Yoga, Pilates, Sports Conditioning and more.
- Heated Outdoor 25-Meter Pool, Open Year-Round with 3 Lap Lanes
- Daily Locker Use
- 6 Outdoor Tennis Courts, 3 Clay Courts (Open Seasonally)
- ½ Court Basketball and Tennis Training Wall
- Renovated Locker Rooms with Sauna and Steam Rooms
- The Mountain Shoppe
- Massage Therapy, Tennis Lessons/Clinics, Personal Training and Annual Locks are available for an additional fee