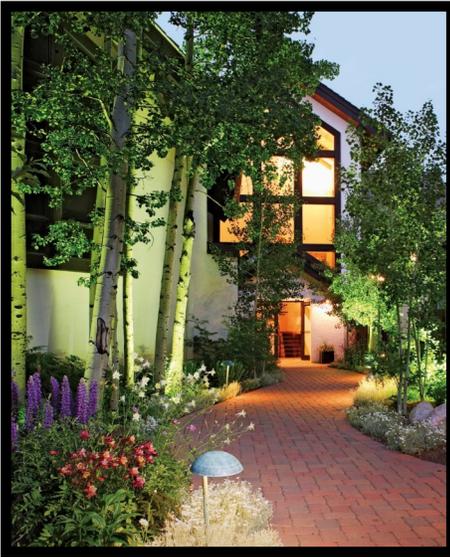


Vail Racquet Club Mountain Resort

General Information for Realtors & Prospective Buyers



The Vail Racquet Club Mountain Resort 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.

For additional HOA information and documents please visit <https://homeowners.vailracquetclub.com/realtor-information>
Password: realestate@vrc

Right of First Refusal (ROFR) *Executed contracts should be emailed to accounting@vrcmr.com
Once an offer for the purchase of a condominium or townhome has been accepted, the Real Estate Contract is emailed out to all owners within the same building as the unit that is being sold. Each owner within that building has 14 days to exercise their ROFR to purchase that unit under the same terms of the contract. If no one re-ponds to the ROFR, an affidavit is mailed to the title company and the unit may close. The ROFR fee is \$500 and is charged to the seller. When creating the contract, please make the ROFR deadline 18 days after the actually executed contract date. To allow for enough time to complete this process.

Vail Racquet Club Dues

Each condominium and townhome comes with a family membership that transfers with the property. Club membership is a mandatory part of ownership at the Vail Racquet Club. Dues are currently at \$100.00 per month.

Comcast Cable and Wireless Internet

Each condominium and townhome comes with Comcast equipment and services which is a mandatory part of ownership. The current rate is \$64.00 per month.

Monthly Assessments

Current monthly assessments for period December 1, 2025- May 31, 2026*

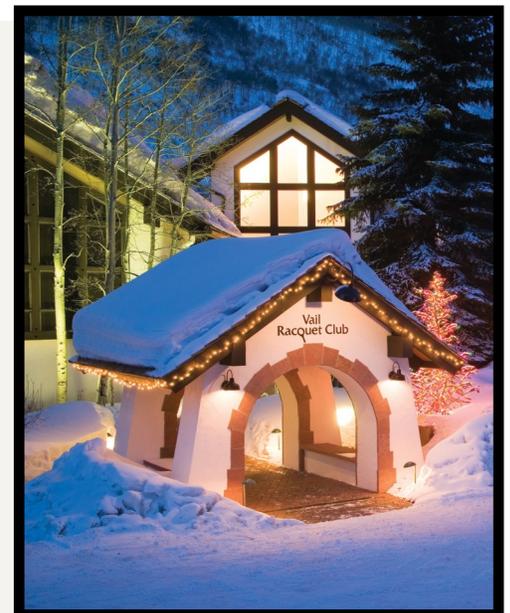
- 1 Bedroom \$772**
- 2 Bedroom \$986**
- 3 Bedroom \$1,166**
- Townhome \$1,302**

Regular monthly dues are billed and due on the 1st of each month. Late fees are assessed to accounts not paid within 30 days of the date billed.

Monthly Assessment Breakdown

Monthly Assessments 12/01/25-05/31/26				
	1BR	2BR	3BR	TH
Operating Dues	\$373	\$494	\$589	\$654
Capital Assessments	\$142	\$190	\$226	\$251
Cable/Internet	\$64	\$64	\$64	\$64
Homeowner Club Membership	\$100	\$100	\$100	\$100
Insurance Assessment	\$93	\$138	\$187	\$233
Monthly Total:	\$772	\$986	\$1,166	\$1,302

* NOTE: the monthly insurance assessment portion may change when the policy renews each December; other dues items may change with the new fiscal year each June.



*The Association has a policy of adjusting these rates on an annual basis in order to keep up with inflation.

Vail Racquet Club

Mountain Resort

Condominium Declarations, By-Laws and Articles of Incorporation

An electronic copy is available free of charge to the buyers who have units under contract and in accordance with Colorado statutes.

Please visit: <https://homeowners.vailracquetclub.com/realtor-information>
Password: realestate@vrc

Working Capital

Paid to seller of the unit and recovered when the unit is sold.

- 1 Bedroom \$150**
- 2 Bedroom \$225**
- 3 Bedroom \$300**
- Townhome \$500**

Escrow

\$500 collected from seller for pending charges at time of closing. This amount is refunded 45 days after closing with interest.

Short Term Lodging Program

The VRCMR 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 and the opportunity for owners to earn additional income. It has been a continued success year after year with over 100 units currently participating.

Non-local owners wishing to rent on a short term basis (less than 30 consecutive days per individual guest reservation) **must** rent through the Association's existing Lodging Program.

The standard revenue split is 55% to the Owner and 45% to the Lodging Operation with an improved split opportunity. The Association has a policy of distributing operational surpluses back to the participants which is reviewed annually. The split covers the management, marketing, accounting, guest services, housekeeping, maintenance, front desk services, revenue management credit card fees and guest club usage etc.

The following is an example of annual revenue potential for Lodging Quality Assurance "Gold" and "Platinum" rated units with low owner usage.

Unit Type	Gross Income Gold	Gross Income Platinum
1 Bedroom	\$25,000	\$36,000
2 Bedroom	\$28,000	\$39,000
3 Bedroom	\$35,000	\$45,000

These numbers should not be construed as projections or guarantees of future rental performance. Rental revenue can be affected by the amount and timing of owners use, market conditions, travel agent commissions, snow conditions and other factors beyond the control of management.