



MORE THAN A RESIDENCE

An Unparalleled Suite of Amenities



INCLUDED IN RESIDENCE MAINTENANCE CHARGES

- Annual Real Estate Taxes
- Private Dedicated Cabana
- Resident Parking
- Secure Resident Storage for Items Such As Bikes, Surf Boards, and Smaller Furniture Pieces
- Water & Septic Maintenance & Utility
- Landscaping, Grounds & Pool
- Common Area Utilities (Electricity and Gas)
- Common Area Repairs & Supplies
- Common area Service Contracts
- Insurance (Does not Include Cooperative owner's Homeowner's Insurance Coverage)
- Yearly AC & Boiler Inspection
- Humidifier Startup & Shutdown Once a Year
- Deck Cleaning Once a Season
- Window Cleaning Once a Season
- Hot Tub Winterization & Seasonal Opening
- Alarm System Inspection Once a Season
- Dedicated Residence Supervisor for Any Maintenance Needs
- Public Area Snow Removal
- Weekly Walk, Inspection & Recap of Each Unit (Upon Request)
- 24-Hour General Support & Assistance
- 24-Hour Security
- Operations & Services Agreement
- Management Fees
- Legal & Audit Fees
- Franchise & Corporate Taxes
- Permits & Fees

INCLUDED IN RESORT MEMBERSHIP

(Included for Resident Owners for 10 Years from Time of Purchase)

- Personalized House Account for All Resort Charges
- Access to All Hotel Facilities & Amenities
- 24-Hour Concierge Services
- Access to Meeting Rooms & Business Center (Additional Room Rental Fees may Apply)
- Priority Access & VIP Status to Hotel Amenities & Special Events Year Round
- Priority Beach Club Access & Complimentary Chairs for up to Six Guests
- Golf Reservation Assistance
- Access to Spa and Salon Services (Seawater Pool, Sauna, Roman Baths, Locker Room)
- Access to Fitness Center & Personal Trainers Plus Complimentary Fitness Classes (Yoga, Spin, Bootcamp, Pilates, Etc)
- Kids Club Daily Access for up to 2 Children
- Complimentary Valet Parking for Residents and Their Guests

AVAILABLE THROUGH RESIDENT SERVICE OFFERINGS

(Additional Fees may Apply After Cost of Service)

- Paddle Board, Boogie Board, SUP, Surf Lessons
- Private Event Coordination Including Bonfires & Clambakes
- Courier & Messenger Services for Local Pick-Ups & Deliveries
- Complete Housekeeping Services (Preparation for Arrival, Daily, Weekly Services)
- Room Service
- Massage & Spa Service (15% Discount for Residents)
- Personal Shopping & Delivery Services (Groceries, Cleaners, Pharmacies, Etc)
- Pick-up & Delivery Services for Laundry & Dry Cleaning
- Private Chef & Butler Services
- Fresh Flower Service
- Personal Plant Care (Watering of House & Patio Plants, Etc)
- Pre-Arrival Refrigerator & Pantry Stocking
- Ground Transportation Arrangements
- Pet Walking, Sitting & Grooming Services / Kennel Reservations
- Airline & Private Air Reservations
- Boat & Yacht Charter
- Engineering Services