



Corporate Membership Exclusive Opportunity

Dear Potential Member,

Thank you for your interest in joining Copper Point Golf Club. We invite you to consider the exciting privileges that membership has to offer. Copper Point has been the back-yard playground for so many for more than a decade and we are very excited with regards to the positive feedback we receive regularly on our second 18-hole golf course, The Ridge, which opened in 2008 and like The Point Course has matured beautifully. The opening of Copper Point Resort (a 173 room world-class hotel with extensive amenities) in 2011 makes Copper Point the newest and finest 36-hole golf Resort in the Columbia Valley.

Copper Point Golf Club is privately owned and operated and we are pleased to introduce a unique and exclusive Corporate Membership package. This membership is offered for a purchase price of \$50,000.00, plus GST. The terms and conditions of our memberships do not allow any assessments for improvements to the club. One of the features of our membership is that it is transferable in accordance with the Club rules and regulations, and that the majority of the sales proceeds are retained by the owner of the membership. The owner can sell the membership with a transfer fee of 25% of the purchased price, up to a maximum of \$10,000.

Copper Point Golf Club is one of the leading golf destinations in the country; excellent facilities, professional staff and outstanding service make us a "must-play" in the Columbia Valley. The enclosed material provides insight into Copper Point Golf Club, who we are and how our philosophy has established and earned us a reputation second to none.

Please contact me directly with your questions at (250) 341-3392 extension # 4, or by e-mail at bschaal@copperpointgolf.com. We will arrange a tour of our facilities and share our vision for the future and we will formulate a plan to facilitate you joining our Golf Club. Please feel free to tour our website at www.copperpointgolf.com.

Best regards,
Brian Schaal
General Manager & CPGA Executive Professional

p. 341.3392 • copperpointgolf.com





Corporate Membership Exclusive Opportunity
Copper Point Limited Partnership Terms for the Corporate Membership

- A) Price of the Corporate Membership Fee: \$50,000 + G.S.T.
- B) Use of Membership Fee: To expand Copper Point Golf Club's amenity structure to include Change Rooms with Showers and Lockers, Club Storage and a Private Board/ Meeting Room.
- C) Membership Fee Financing Conditions: Initiation Fees will be held in trust with Copper Point Golf Club's Lawyers account until the earlier of: 1) When the sale of the Corporate Memberships reaches \$900,000, the Membership Fees will then be used to construct the planned expansion; 2) September 30th, 2016, if the Corporate Membership fees are NOT realized by this date, all Corporate Membership Fees will be returned to the potential Corporate Members.
- D) Annual Corporate Membership Dues: \$8,000/year
Due date for Payment of Corporate Annual Dues is March 31st of each year!
- E) Corporate Membership Cards: 4 Transferable Membership Cards will be issued to the Title holder of the Corporate Membership.
- F) Use of the Corporate Membership Cards: 1) The 4 Corporate Membership Cards are fully transferable with prior approval by the Corporate Membership Title Holder and MUST be presented upon check in, 2) These cards provide unlimited golf with cart on both The Point Course and The Ridge Course, 3) Full Access to the Driving Range at Copper Point, 4) Discounts in the Golf Shop and View Restaurant at Copper Point Golf Club, 5) Use of the Fitness Centre, Swimming Pools and Hot Tubs at Copper Point Resort, 6) Yearly hole sign advertisement on The Point Course, 7) Corporate Plaque in the Private Board/ Meeting Room, 8) Complimentary use of the Copper Point Golf Club facilities.

Best regards,
Brian Schaal
General Manager & CPGA Executive Professional



COPPER POINT GOLF CLUB
Corporate Membership Application Form

By way of signature below, we hereby make application for membership privileges in the Copper Point Golf Club owned and operated by Copper Point Limited Partnership.

Corporation Name: _____
 Name (Name to appear on the Membership Certificate)

 Address Postal Code

 City Prov. E-Mail

 () () E-Mail
 Home Phone # Business Phone #

We hereby acknowledge and agree to be bound by Copper Point Golf Club Rules and Regulations, as defined in the Terms and Conditions of the Membership as attached hereto and as may be amended from time to time. I hereby agree to:

- (a) Pay Copper Point Golf Club \$_____._____, includes GST, as a non-refundable Transfer fee; and
- (b) Pay Copper Point Golf Club \$_____._____, includes GST, as a Membership fee and repaid in accordance with the Club Rules & Regulations.
- (c)

 Signature Date Correspondence sent to: Home O Business O
 Affiliated Members (4) of Named Player

 Name D.O.B.

 Name D.O.B.

 Name D.O.B.

 Name D.O.B.

We hereby acknowledge and agree to be bound by the Club Rules and Regulations.

 Signature Date Signature

 Signature Date Signature

COPPER POINT GOLF CLUB
Terms and Conditions of Membership

- 1) The Club and Management
Copper Point Golf Club (the "Club") is privately owned and operated by Copper Point Limited Partnership. Copper Point Golf Club has been formed as a business to promote and encourage the game of golf. The General Manager or his/her designate on behalf of Copper Point Golf Club will manage the course.
- 2) Binding Nature of the Membership Terms.
 - (a) Each person making application for the membership privileges (the "Member") named in the Club application (the "Application") to which these terms and conditions are attached will pay Copper Point Golf Club the amount required under the Application for the privilege of using the Club facilities, subject to the Club Rules and Regulations, as defined in paragraph 3 (a) (the "Membership").
 - (b) Each Member and other Club Participant, as defined in paragraph 5 (b), shall be governed by and subject to the Club Rules and Regulations, and may be liable for damages or various breaches of the Club Rules and Regulations upon notice given by Copper Point Golf Club from time to time. All Membership privileges terminate upon cancellation or transfer of the Member's Membership.
 - (c) In accordance with Copper Point Golf Club's lease with the Lake Windermere District Lions Club & Point Developments Inc., all memberships will cease on December 31, 2062. Included in the existing lease is an agreement to renew or extend the term of the lease with the Lake Windermere District Lions Club & Point Developments Inc, at which point all memberships will be reactivated in accordance with the new lease agreement.
- 3) Copper Point Golf Club Rule Making Authority
 - (a) Copper Point Golf Club, in its sole and absolute discretion, may amend these terms and conditions from time to time relative to membership privileges.
 - (b) Interpretation of the Club Rules and Regulations shall be in the sole discretion of Copper Point Golf Club or any designate to whom such authority is delegated by Copper Point Golf Club, and such interpretation will be conclusive.
 - (c) The management of Copper Point Golf Club shall have the exclusive authority to expel or suspend any Club Member or Club Participant, who;
 - (1) commits a breach of the Club Rules and Regulations or
 - (2) whose conduct, Copper Point Golf Club, shall have determined to be improper, unbecoming or
 - (3) likely to endanger the interests or reputation of the Club or
 - (4) Copper Point Golf Club may, suspend some or all privileges associated with a Membership and/or, after notice, cancel a Membership

for failure to pay in a proper and timely manner any dues, fees or any other amounts owed to Copper Point Golf Club.

4) Club Fees, Membership and Transfer fees

- (a) Copper Point Golf Club will determine, in its sole and absolute discretion, the amount of dues, fees and charges payable by Club Members and Club Participants from time to time. Payment of such amounts shall be subject to the terms and conditions determined by Copper Point Golf Club from time to time. The Member shall pay annual dues as set from time to time by Copper Point Golf Club on or before the 31st of March of each year with respect to the then current year, whether or not the Member or any other Club Participant is able or intends to play golf that year. A Club Member or Club Participant, by written application to Copper Point Golf Club, may apply for an Inactive Player Status, for medical or relocation reasons.
- (b) If any Club Member should, in any year, fail to pay the annual Membership dues as required above, or Club Member or other Club Participants shall fail to pay all other fees and charges payable by or on behalf of the Club Member, when due, then such annual Membership will be suspended until full payment is received by Copper Point Golf Club.
- (c) Overdue Membership dues or other charges payable by a Club Member or Club Participant pursuant to Club Rules and Regulations shall bear interest at the prime rate announced by Royal Bank of Canada from time to time plus 2% per annum from the date due until paid.
- (d) The Member shall pay Copper Point Golf Club the amount set out in the Application as evidenced by a Receipt given by Copper Point Golf Club to the Member payable in accordance with paragraphs 4(e) or 4(f).
- (e) The Membership fee is due and payable: (i) if a transfer is affected under the provisions of paragraph 4(f) below; (ii) on demand at any time prior to a date which is six months after the date of an individual Member's death and upon the Member's estate surrendering the Membership, unless the Membership is transferred by the estate within the six month period in accordance with paragraph 4(f).
- (f) A Membership is not transferable except in accordance with this paragraph 4(f). Memberships are transferable at any time during an individual Member's life or the Member may name a Transferee in case of death:
 - (i) the Member wishing to transfer the Membership (the "Transferor") may not demand payment of the Membership prior to the receipt by Copper Point Golf Course of a certified cheque from the Transferee, as defined in paragraph 4 (f)(ii), in accordance with paragraph 4(f)(ii);
 - (ii) the acquirer of the Membership (the "Transferee") gives to Copper Point Golf Course a certified cheque payable to Copper Point Golf Club for an amount equal to the principal amount of the Membership.
 - (iii) all transfers of Memberships are subject to a transfer fee of 25% of the sales proceeds, up to a maximum of \$10,000.00, payable by or on behalf of the transferee to Copper Point Golf Club.

- (iv) the Transferor delivering or causing to be delivered to Copper Point Golf Club the following:
 - (A) the Membership Certificate duly signed off for transfer to the Transferee.
 - (B) the original Receipt acknowledged by the Member as being paid in full for cancellation:
 - (C) a certified cheque from the transferee, referred to in paragraph **4(f)(ii)**;
 - (D) a certified cheque from the transferee, for the transfer fee, referred to in paragraph 4(f)(iii); and
 - (v) Upon receipt of the deliveries, referred to in paragraph 4(f)(iv), Copper Point Golf Club will deliver the following:
 - (A) a certified cheque in the amount of the Membership fee payable to the transferor;
 - (B) a Membership Certificate in the name of the Transferee; and
 - (C) a Receipt to the Transferee in the principal amount of the Membership fee.
- (d) Copper Point Golf Club will not be obligated to affect any transfer of Membership until all of the above terms and conditions on transferability have been complied with.

5. Club Players and Facilities Privileges

- (a) A Member shall specify, in writing, an individual (the “Named Player”) who will have the Club golfing and other privileges, subject to the Club Rules and Regulations. A Member may only change the Named Player by assigning the Membership in accordance with paragraph 4(f) and paying the applicable transfer fee. A Member may designate, in writing on the form attached hereto, an individual (the “Designated Player”) to replace the Named Player temporarily with respect to annual golfing and club privileges at the Club. If a Designated Player is designated by a Member for a year, then the Designated Player shall take over all the privileges of the Named Player for that year.
- (b) A Member, Named Player and his or her Affiliate Players, and a Designated Player are herein collectively referred to as “Club Participants” individually as “Club Participant”.

6. Effect of Membership Cancellation

Any Member who resigns, withdraws or is suspended from the Club or whose Membership is cancelled shall be deemed to have relinquished for the Member and the other Club Participants claiming through the Member all rights, claims and interest in the Membership. On purchase and cancellation of the Membership the Certificate shall be cancelled and all obligations of Copper Point Golf Club under the Certificate shall cease.

7. Responsibility of Club Participants

- (a) Each Member and other Club Participants assume sole responsibility for his or her property as a condition of Membership. Copper Point Golf Club shall not be responsible for any loss or damage to any private property used or stored on its premises, whether in lockers, Club storage or elsewhere.
- (b) Each Club Participant shall be liable for any property loss or damage caused by him or her, any guest or any family member.
- (c) Any Club Participant or any other person who uses any of Copper Point Golf Club's facilities in any manner whatsoever shall do so at his or her own risk. Copper Point Golf Club shall not be liable in any manner whatsoever for any losses, costs, claims, injuries, damages, or liabilities sustained or incurred as a result of negligence on the part of any other member or his respective named players.
- (d) This RELEASE AND WAIVER OF LIABILITY AND ASSUMPTION OF RISK AND INDEMNITY removes a Member's and other Club Participant's essential rights and Copper Point Golf Club has done nothing to require, induce, assure or guarantee a Member's or other Club Participant's risk free enjoyment of the Club or its facilities.

8. Entire Agreement

These Club Rules, in effect at any time, are a complete and exclusive statement of agreement between the Club and the Member and any other Club Participant.

9. Tee Time Booking Privileges

A Member may book tee times anytime during the season starting January 1st for the applicable year at both The Point Course and The Ridge Course.

APPOINTMENT OR CHANGE OF NAMED PLAYER FORM

1. I, _____, a Member of Copper Point Golf Club (the "Club") and holder of Membership No. _____
Wish to designate the undersigned individual (the "Named Player") as the player on my Membership.
2. I am fully aware and understand that I am jointly liable for all dues, fees and charges arising from the Membership including, all dues, fees and charges of the Named Player and his Affiliated Players and guests, and for all actions, claims, costs, and liabilities caused by the Club Participants.
- 3.

Witness Signature

Members Signature

Print Name

Print Name

NAMED PLAYER ACKNOWLEDGEMENT

I, _____, Named Player of _____
(Member) do hereby acknowledge and agree to be bound by the Club Rules which pertain to the use of the Club facilities and the premises, copies of which I have and have read, and that I am jointly responsible and liable for all dues, fees and charges arising from my own use of the Club and for the use of the Club by all my Club Participants, if any, and for all actions, claims, costs, and liabilities caused by me or my Club Participants, if any, in accordance with the Club Rules.

Dated at Invermere, B.C. this _____ day of _____, 20__.

Witness Signature

Name of Players Signature

Print Name

Print Name

COPPER POINT GOLF CLUB ACKNOWLEDGEMENT

The undersigned acknowledges to the above designation.

Dated at Invermere, B.C. this _____ day of _____, 20__.

Copper Point Limited Partnership
By Copper Point Golf Club, it's General Partner

TRANSFER

The undersigned Member hereby surrenders his Membership (Membership No. _____) and requests that this Membership be transferred into the name of _____ and that a new certificate in the transferee's name be issued and that the certificate to which these terms and conditions are attached be cancelled and enclosed herewith the application transfer fee payable to Copper Point Golf Club in respect of such transfer.

Member's Signature _____ Date _____ Print Name _____

I, _____, hereby agree to be bound by the Club Rules and Regulations, copies of which I have and have read, as amended from time to time by Copper Point Golf Club.

Dated at Invermere, B.C. this _____ day of _____, 20____.

Transferee Signature _____ Date _____ Print Name _____

COPPER POINT LIMITED PARTNERSHIP
By Copper Point Golf Club, it's General Partner

Membership Fee \$ _____.

Transfer Fee \$ _____.

Member's Signature _____

Transferee's Signature _____

Date _____ / _____ / 20_____

DECLARATION OF A RETIRING MEMBER

I, _____, being the owner of Membership No. _____ (the "Membership") in Copper Point Golf Club (the "Club"), DO SOLEMNLY DECLARE AS FOLLOWS:

- 1) I am the owner of the Membership (Membership No. _____).
- 2) I have given notice to the Club of my desire to transfer the Membership.
- 3) The entire consideration to be paid to me for the Membership is \$ _____.

Declared before me at Invermere, B.C. this _____ day of _____, 20_____.

Retiring Member's Signature	Date	Print Name
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COPPER POINT LIMITED PARTNERSHIP
by Copper Point Golf Club, it's General Partner

DECLARATION OF A NEW MEMBER (the “transferee”)

I, _____, intend to purchase a new Membership (the “Membership”) from Copper Point Golf Club (the “Club”), DO SOLEMNLY DECLARE AS FOLLOWS:

1) My application for the Membership is submitted to the Club in conjunction with the surrender by _____ (the “Transferor”) of his/her Membership in the Club.

2) The entire consideration to be paid by me for the Membership is \$_____.

Declared before me at Invermere, B.C., this _____ day of _____, 20_____.

New Member Signature

Date

Print Name

COPPER POINT LIMITED PARTNERSHIP
By Copper Point Golf Club, it’s General Partner

TRANSFER OF MEMBERSHIP IN CASE OF DEATH

The undersigned Member hereby surrenders his Membership (Membership No. _____) and requests that this Membership be transferred into the name of _____ and that a new certificate in the transferee's name be issued and that the certificate to which these terms and conditions are attached be cancelled.

Member's Signature _____ Date _____ Print Name _____

I, _____, hereby agree to be bound by the Club Rules and Regulations, copies of which I have and have read, as amended from time to time by Copper Point Golf Club.

Dated at Invermere, B.C. this _____ day of _____, 20____.

Transferee Signature _____ Date _____ Print Name _____

COPPER POINT LIMITED PARTNERSHIP
By Copper Point Golf Club, it's General Partner

Membership Fee \$ NO FEE

Transfer Fee \$ NO FEE

Member's Signature _____

Transferee's Signature _____

Date _____ / _____ / 20_____