



Osprey Pointe

Osprey Pointe Condominiums Facts and Figures **January 2012**

Contact Person:

Osprey Pointe Owners' Association, Community Manager: Shannon Magenheimer:
(541) 593-4962

Crosswater Development

Gated Residential Community Total size of development: 600 Acres

This figure includes:

274 acres of golf course and 200 acres of open space

94 Estate Lots (92 buildable): Lots average $\frac{3}{4}$ acre in size

Of the 92 buildable lots 64 are completed or under construction leaving 28 vacant lots

No overnight rentals allowed in residential homes

Osprey Pointe Condominiums: 23 detached units. Overnight rentals permitted through Sunriver Resort's Property Management division. The homes and their exteriors surfaces are the responsibility of the owner.

Osprey Pointe Condominium Association quarterly fee is \$1,845.00 (\$615.00 per month) This includes exterior landscaping, irrigation supplies and landscape water, driveway maintenance and repairs, address rock lighting and all snow removal (walkways and driveways) all management services and capital replacement reserves. \$211.00 of the \$615.00 per month covers the Osprey Pointe portion (13%) of the Crosswater Master Association dues.

Owner Special Assessment for JAunuary 1, 2012 – Asphalt replacement. The roads and bike paths of Crosswater will undergo full depth reclamation in Fall of 2011. This was passed at the 2010 Annual Homeowners meeting of majority vote. The amount of \$2600.00 per Osprey Pointe owner would be the actual owners' amount for the full Asphalt replacement. This amount will be based on current market loans when the loans are placed in 2011 and the final contract bid amount. Three options will be available to Osprey Pointe owners for payment.

- 1- Full payment up front with no interest.
- 2- Four quarterly payments in the year 2012 6% loan interest.
- 3- Payments over a three year option 6% loan interest.

Owner Amenities

Swimming Pool, Outdoor heated Spa and Exercise Facility- Completely refurbished 2008
Entrance and common area landscaping refurbished in 2008

Two Tennis Courts- New surfaces installed in 2005

3.25 miles of paved walking and bicycle trails

These amenities restricted to Crosswater and Osprey Pointe Owners and their guests

Gatehouse is staffed year round; Gatehouse telephone number is (541) 593-2565

Police and Fire Protection

Deschutes County Sheriff provides police services

La Pine Rural Fire District provides fire protection

Utilities

Sunriver Water, LLC provides domestic water service.

Sunriver Environmental, LLC provides sewer service

Cascade Natural Gas provides natural gas

Midstate Electric provides electrical service

Chambers Cable provided cable television and high-speed internet service

Qwest provide telephone service.

Crosswater Golf Course

7,693 yards, covering 274 acres (average courses cover 150 acres). Scottish “heathland” style course with bent grass fairways. Designed by Robert Cupp. Voted “Best New Course” in 1995 by Golf Digest magazine and also rated in 1999-2000 as one of “America’s 100 greatest courses” by Golf Digest magazine. Host to the JELD-WEN Tradition golf event in 2007-2010. Accesses to the course, clubhouse and food & beverage establishments limited to members of the Club and guests of Sunriver Resort. To experience the benefits of a Crosswater Membership please contact Eric Duea at 541-593-3428 or by email at eduea@sunriver-resort.com.

Club Manager: Josh Willis (541) 593-3456

Crosswater Golf Shop: (541) 593-1145

Crosswater Club Membership

	<u>Initiation Fee</u>	<u>Monthly (Local)</u>	Monthly (out of area)
Resident:	\$20,000	\$375.00	\$254.00

Members who place their Resident Membership on the Resale List for reissuance to a new member are refunded 80% of the initiation fee received by the Club upon reissuance of the resigned Resident Membership to a new member, but not to exceed 100% of the initiation fee actually paid by the Member whose Membership has been reissued.

Golf:	\$10,000	\$375.00	\$254.00
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Corporate:	\$10,000 \$2,500 each additional designee	\$375.00	\$254.00
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Young Executive:	\$3,000 Down \$7,000 Due Upon Turning The Age Of 46	\$375.00	\$254.00
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Social:	\$ 3,000	\$ 48.00	\$ 48.00
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This information is provided as a convenience to prospective owners at Osprey Pointe and is subject to change. For the most current information, please contact the Crosswater Owners Association or for membership information please contact the Director of Membership at the Crosswater Club at the telephone numbers listed above.