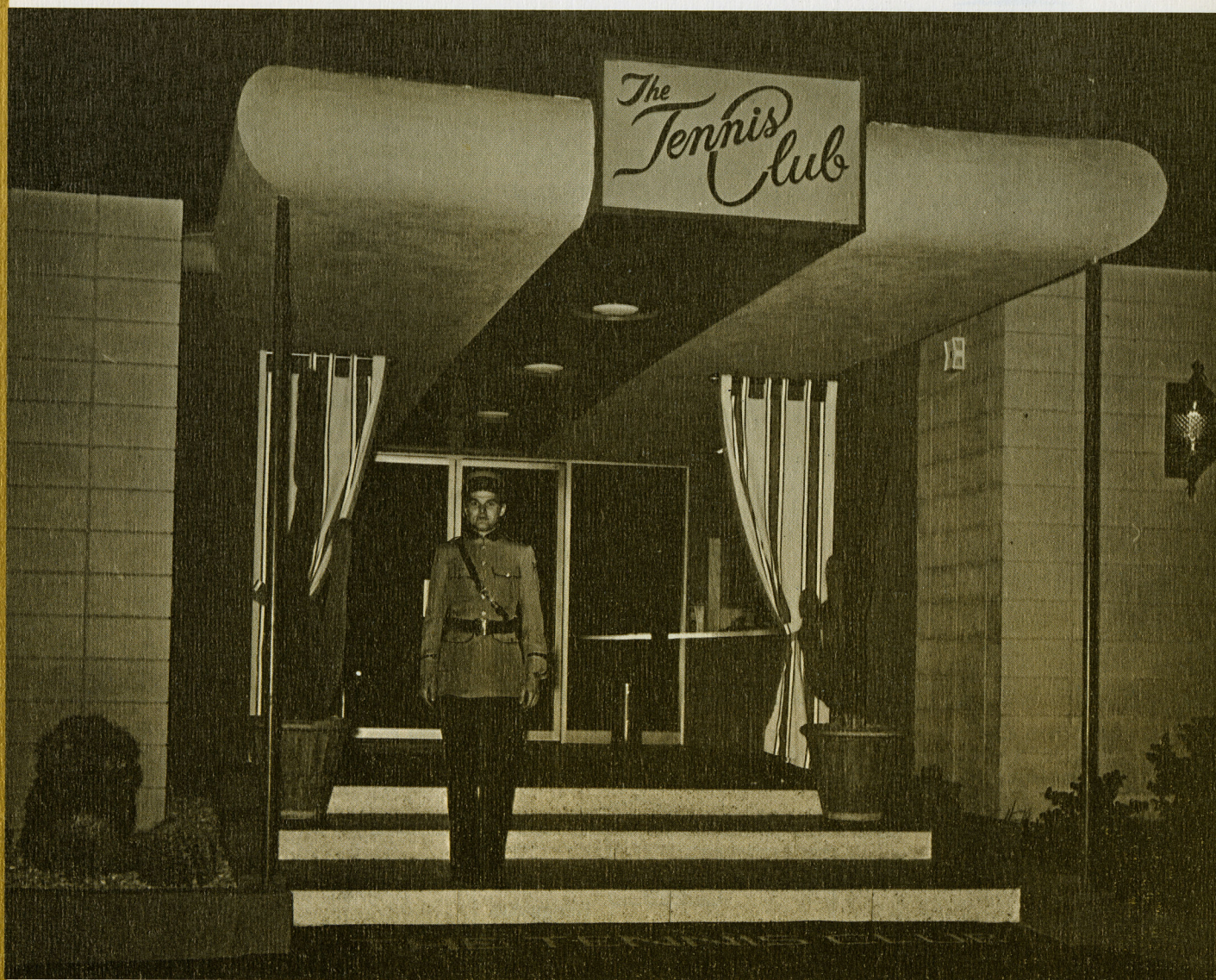


*An Invitation to Visit...*



## *The Tennis Club Homes*

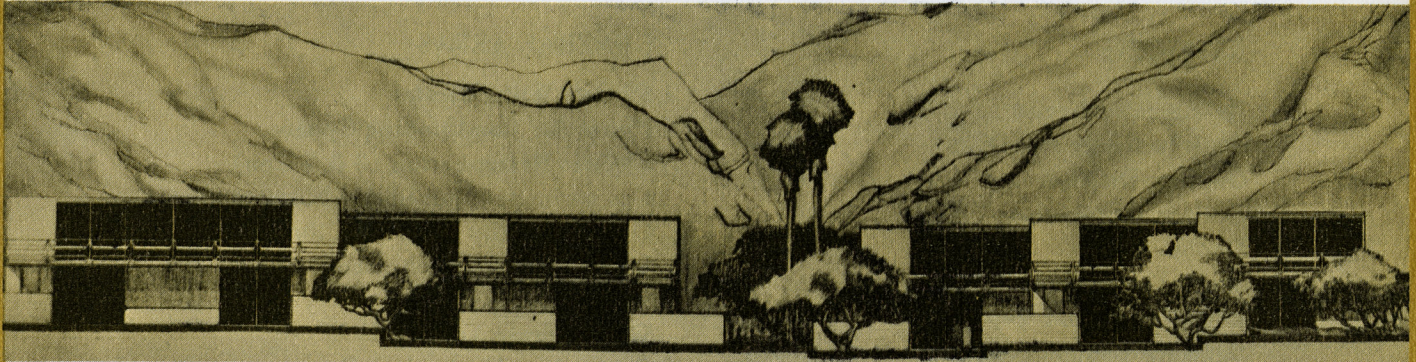
AN INCOMPARABLE CONDOMINIUM

Tennis Club Homes—a way of life, designed for discriminating people who appreciate the ultimate in a prestige address, location, and the complete facilities of “America’s Most Beautiful Private Club.”



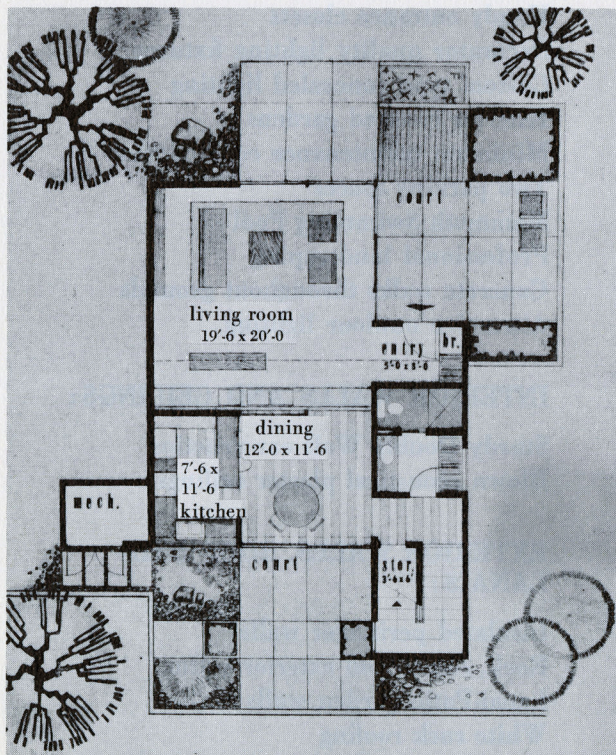


## PLAN A

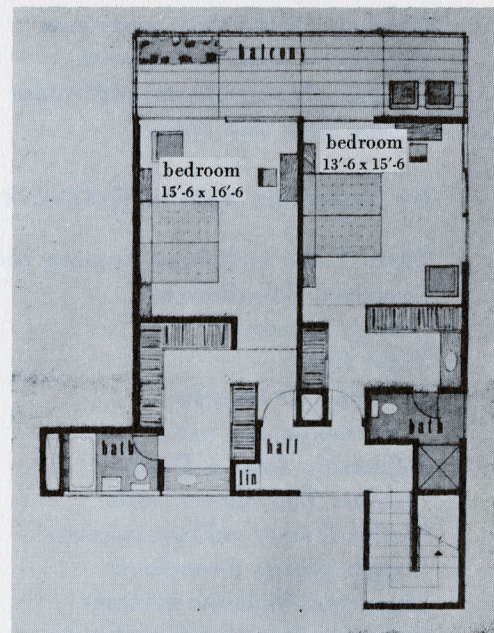


"A" ELEVATION: Two story construction on a wide terrace served by two elevators offers panoramic views with sweeping vistas of the desert, mountains and Palm Springs.

First Floor



Second Floor



### "A" FLOOR PLANS:

1st Floor: Entry with closet, living room, dining room, kitchen, with pass-thru bar and convenient 3rd bathroom. Also lanai, patio and storage room. 2nd Floor: Stairwell, 2 bedrooms, 2 bathrooms with dressing rooms, 5 closets and 2 balcony lanais.

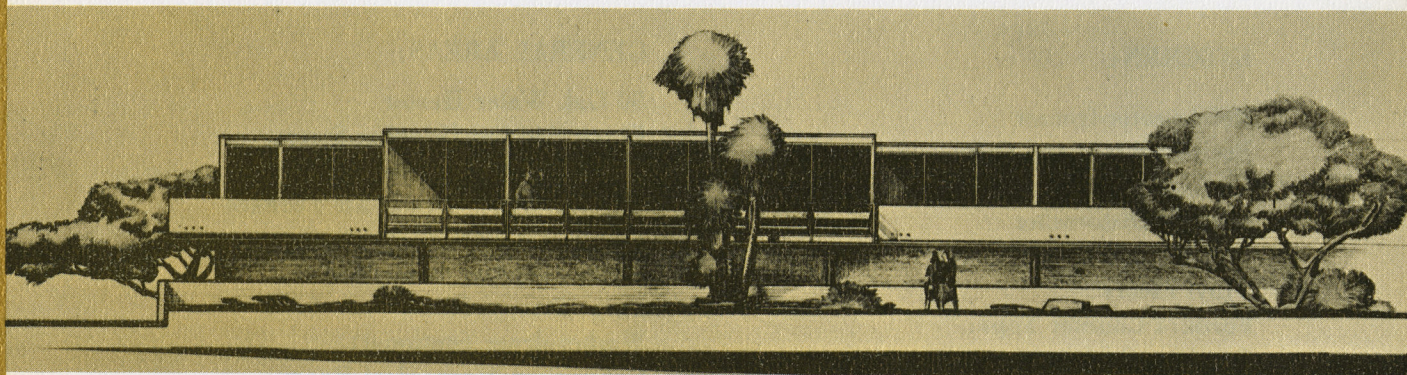
#### AREA SQ. FOOTAGE

First Floor	1081
Second Floor	<u>1097</u>
Total	2178
Covered Lanai Area	500

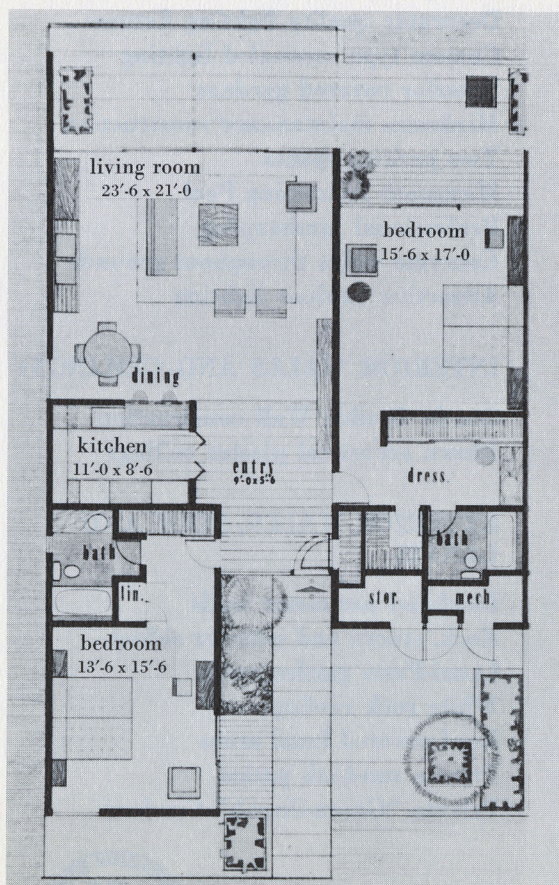




## PLAN B



"B" ELEVATION: These homes are designed over subterranean garages offering desert and mountain views with 2 convenient elevators, and some are located on the ground level.



### AREA SQ. FOOTAGE

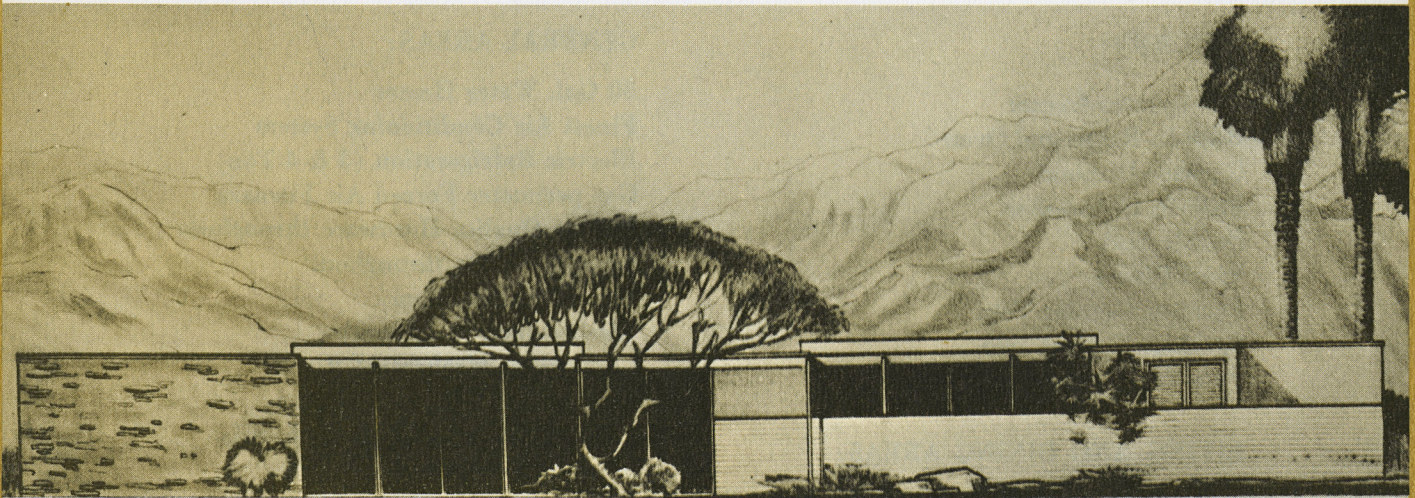
Interior Area	1757
Covered Lanai Area	303

"B" FLOOR PLAN: Large entry, with closet, kitchen, with pass-thru bar, living-dining room, 2 bedrooms, 2 bathrooms, dressing room and 5 closets; also, 2 lanais, patio and storage room.

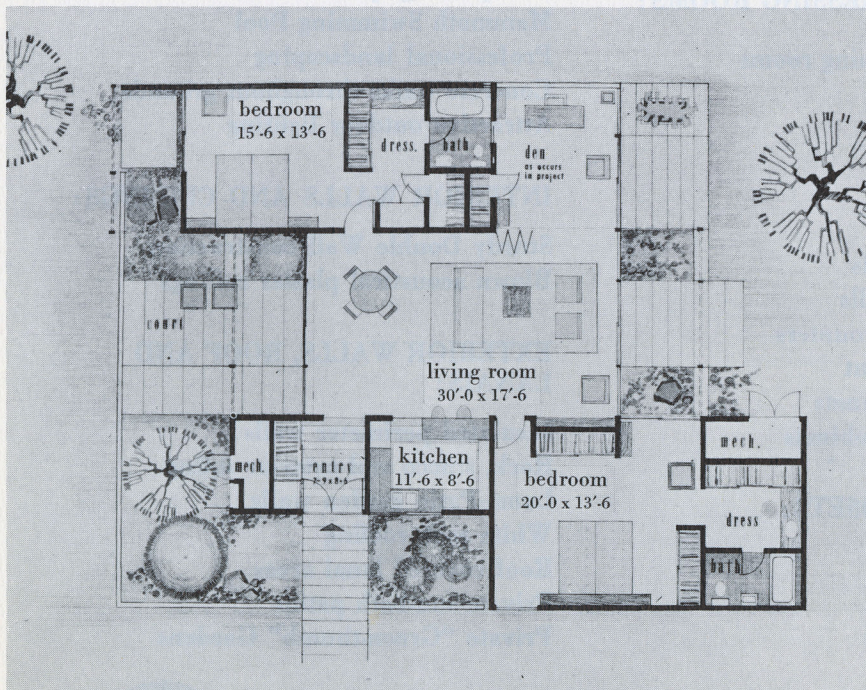




## PLAN C



"C" ELEVATION: Tennis Club Homes make full use of sliding glass walls retaining the picturesque mountain views and generous light advantages.



### AREA SQ. FOOTAGE

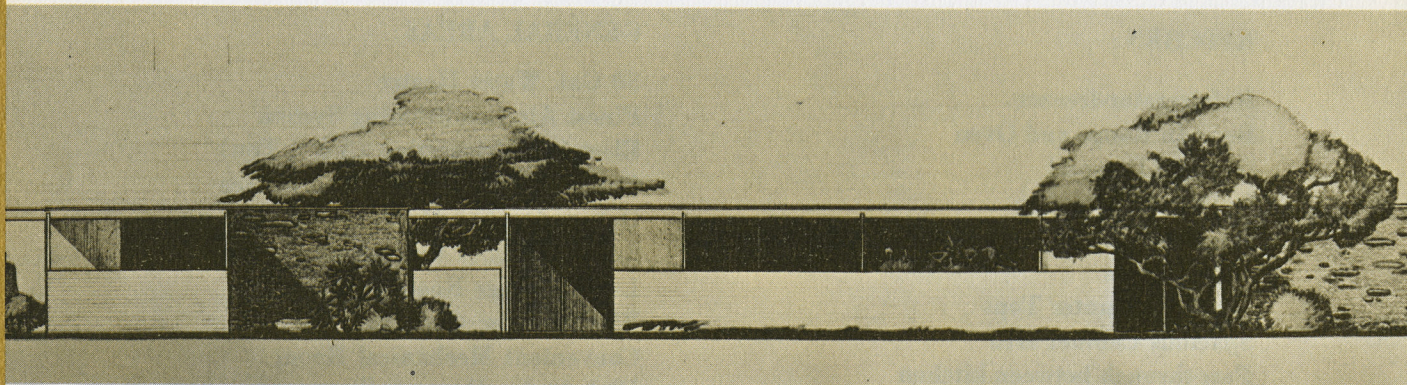
Interior Area	1738
Den	168
Covered Lanai Area	368

"C" FLOOR PLAN: Inviting entry, with closet, living-dining room, kitchen, with pass-thru bar, 2 bedrooms, 2 bathrooms, with dressing rooms and 5 closets. A convertible den, 3 lanais, patio and storage is also offered.

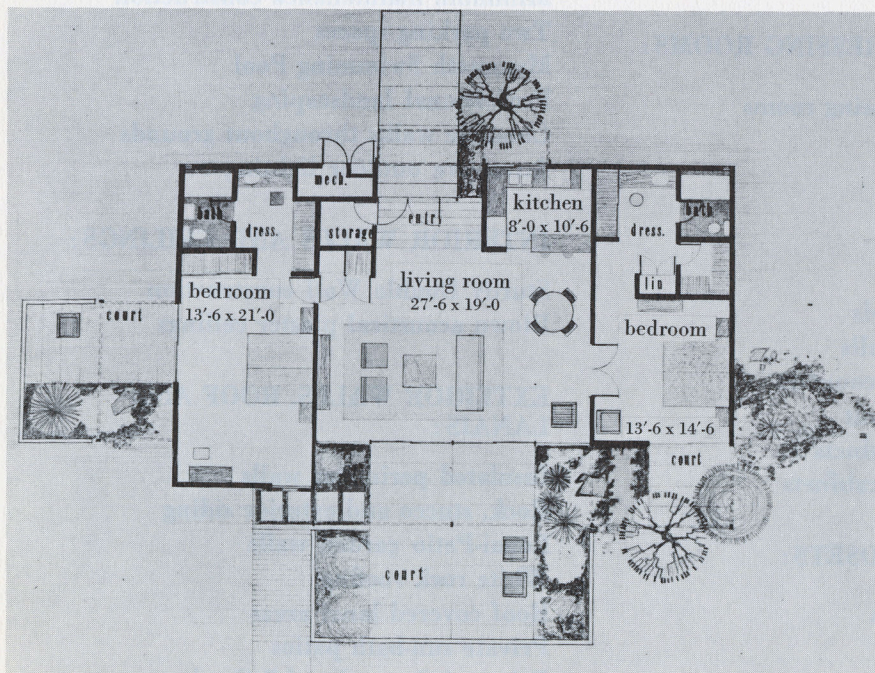




PLAN D



"D" ELEVATION: The contemporary architecture of Tennis Club Homes complements the grandeur of the terrain—preserving the natural beauty of the site.



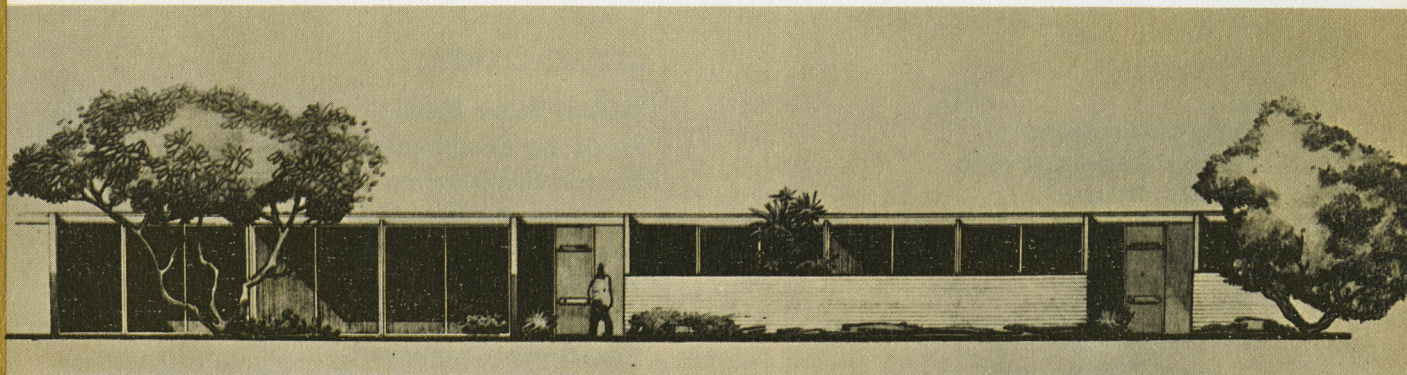
AREA SQ. FOOTAGE	
Interior Area	1605
Den	168
Covered Lanai Area	588

"D" FLOOR PLAN: Attractive entry, with closet, living-dining room, kitchen, with pass-thru bar, 2 bedrooms, 2 bathrooms with dressing rooms and 4 closets; also, 3 lanais, patio and storage room. A convertible den is optional in some models.

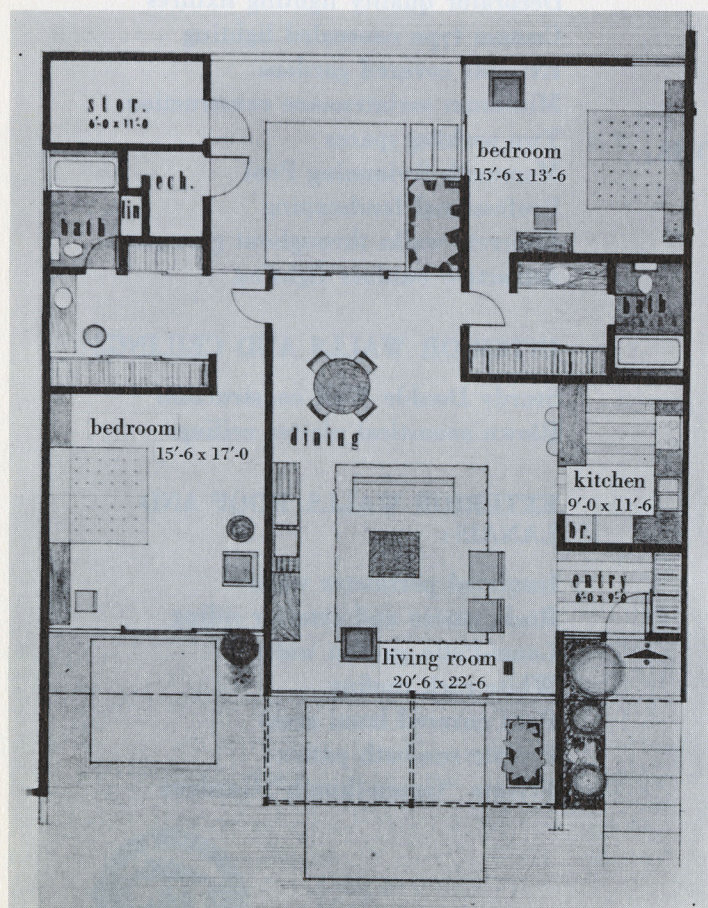




## PLAN E



"E" ELEVATION: Located on the upper terrace, these homes enjoy a maximum view and are served by two conveniently located elevators.



AREA	SQ. FOOTAGE
Interior Area	1688
Den	168
Covered Lanai Area	276

### "E" FLOOR PLAN:

Impressive entry, with closet, large living-dining room, kitchen, with pass-thru bar, 2 bedrooms, 2 bathrooms, with dressing rooms, 3 lanais, patio and storage room. A convertible den is available on some models.



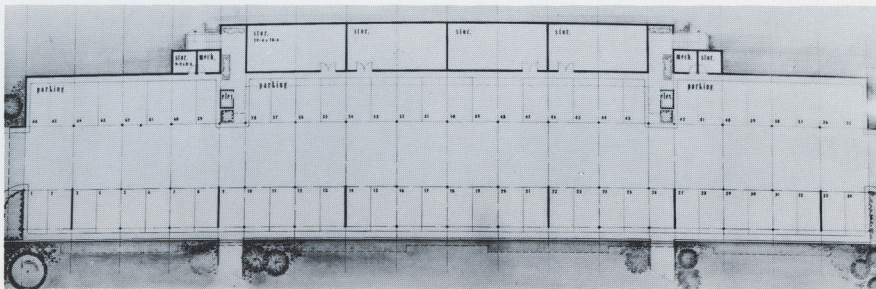


*You Receive...*

INDIVIDUAL GRANT DEED  
SEPARATE LOAN AND TAXES  
COMMON AREA DEED



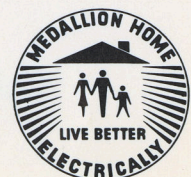
Shaded area not included in condominium complex.



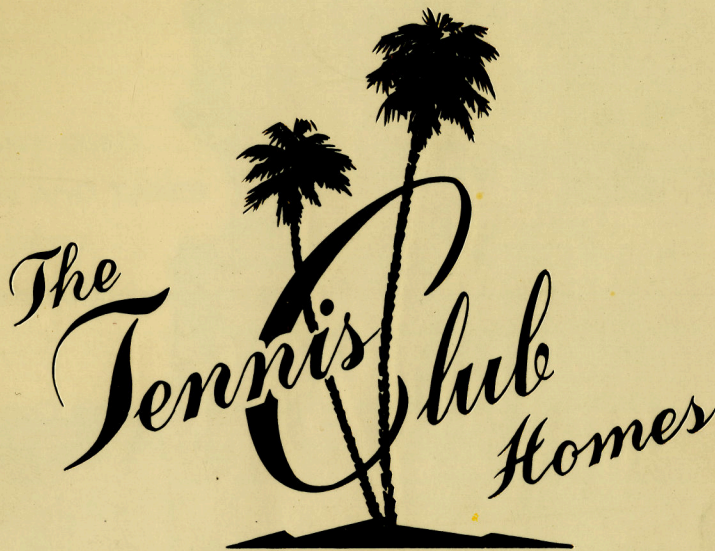
GARAGE PLOT PLAN



THE TENNIS CLUB HOMES  
701 WEST BARISTO ROAD, PALM SPRINGS, CALIFORNIA

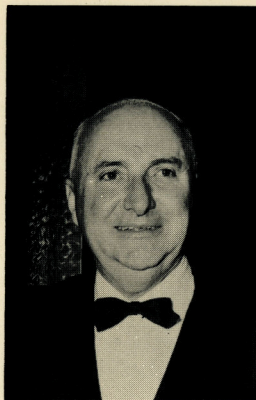






PALM SPRINGS, CALIFORNIA





The Tennis Club and Palm Springs have long been synonymous with America's most gracious way of life.

For many years before acquiring the Tennis Club I nurtured a dream of this beautiful property as a site for luxurious homes in a perfect setting.

Now, Tennis Club Homes brings this dream to reality. The complete facilities of "America's Most Beautiful Private Club" are shared with residents of Tennis Club Homes. Nestled at the base of the San Jacinto mountains, this ideal location offers privacy and commanding views, and yet is within walking distance to the heart of Palm Springs. Here, in the finest climate in the world residents truly enjoy gracious desert living at its best.

It is with great pride and sincerity that I invite you to come visit with us.

*Harry F. Chaddick*

Harry F. Chaddick  
President, The Tennis Club  
701 West Baristo Road  
Palm Springs, California





Palm Springs

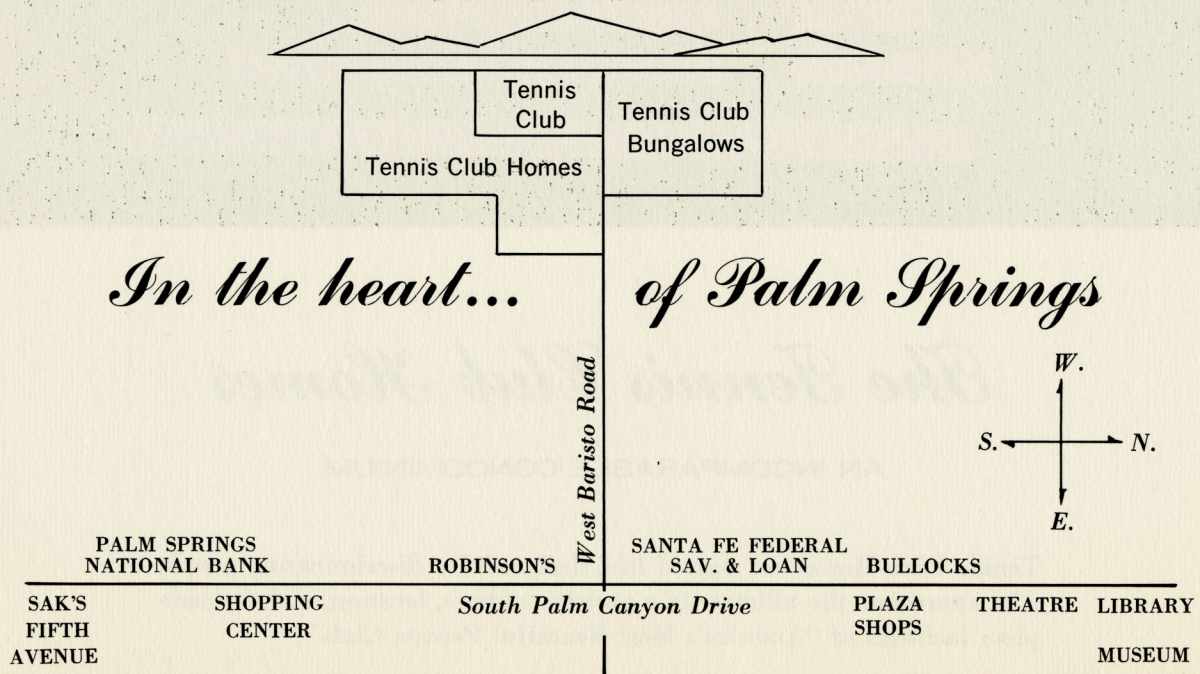
## TENNIS CLUB

*"America's Most Beautiful Private Club"*





Tennis Club Homes, fifty prestige residences, are built on three different levels adjacent to the Tennis Club. Residents enjoy the facilities and services of the Tennis Club. Shaded area not included in condominium complex.







## THE CONDOMINIUM STORY

### CONDOMINIUM:

The word and its use are far from new, as CONDOMINIUM is derived from the Latin words "dominium" meaning "to rule" and "con" meaning "together," thus as Websters Dictionary defines it, "Condominium is joint control of property."

Compared to the more common type of "cooperative-ownership" the significant difference is that a condominium purchaser receives a "Fee-Title" Grant Deed to their physical unit and a Policy of Title Insurance. This type of ownership therefore is on a level with an individual unit, the same as is given a purchaser of a single-family dwelling within a subdivision. In addition, the purchaser receives the rights to use undivided interests in all common areas and structures within the condominium complex.

Ownership documents, also provide for certain covenants and conditions pertaining to maintenance and management of all common areas, consequently management handles the condominium problems.

### FINANCING:

To reflect the security and high value opinion of lending institutions, excellent and convenient financing is available to purchasers of the Tennis Club Homes. Each owner's loan covers only the individual property concerned, therefore, such owners have no liability for any loan other than their own.

Looking favorably with anticipation of sufficiently satisfying any qualified buyers with financing, commitments in an amount up to 80% of the purchase price are available. Such loans, with the rate of interest at 6.6% per annum are based on a twenty-five (25) year amortization plan for payoff.

### TAXES:

Each condominium owner pays his own real estate property taxes on the physical unit purchased. The county assessor will individually bill said owner for the amount due, together with the proportionate amount due for all common areas.

### TAX DEDUCTIONS:

Property taxes and interest on loan, if any, may be deducted from condominium owners personal income taxes, in opinion of counsel. All homeowners tax advantages are yours to enjoy.

### RE-SALES:

A condominium owner may sell his physical unit at any time. Equity and appreciation on the property is the owner's, alone, to enjoy at any time.



## MANAGEMENT AND MAINTENANCE

*Your Management and Maintenance Contract will provide:*

Tennis Club Membership

Complete Swimming Pool Maintenance

Professional Landscape Maintenance

Monthly maintenance service to unoccupied units  
(flush commodes, run water in sinks, etc.)

Preventative maintenance, as needed

Twenty-four hour Switch-board Service

Electricity to common area, gas to pool heater, TV cable,  
trash service, security patrol

Non-emergency day-to-day maintenance to exterior

Exterior maintenance of buildings and yards

Provide landscape and maintenance supplies

Provide liability and workmen's compensation insurance

Employ competent and efficient personnel

Insure full use of established streets, sidewalks, etc.

1 year duration of agreement

Interior, exterior storage areas to remain tidy

Blanket Fidelity Bond on maintenance employees to be furnished

Arbitration System to be established

Poolside service included, however maid and linen service extra

Location information to be given visitors

Insurance coverage by Board of Governors under CC&R'S

Monthly compensation to Management Company for  
services rendered



## CONVENIENT "CLUB-LIVING" FEATURES



LOCATION: Palm Springs finest ...	<i>Secluded and sheltered by Mt. San Jacinto; walking distance to famed shops.</i>
WEATHER: Most ideal climate ...	<i>Sunshine and pure, fresh desert air invite year 'round desert living.</i>
CONVENIENCE: Adjoining Tennis Club ...	<i>Club facilities, recreation, food and beverage service; maid service optional.</i>
BEAUTY: Pools, palms and scenery ...	<i>World renowned—"America's Most Beautiful Private Club."</i>
PRESTIGE: Address of Distinction ...	<i>All the advantages of the famed Palm Springs Tennis Club.</i>
SERVICE: A Club specialty ...	<i>Prompt and courteous service from trained Club personnel.</i>
MEMBERSHIP: Automatically included ...	<i>Conveniently covered in the Management Contract, including yearly membership dues.</i>
SECURITY: Walled for privacy ...	<i>Entrance gates, perimeter walls and security patrols protect your home.</i>
MANAGEMENT: The Tennis Club ...	<i>Both Club and condominium managed by competent professionals.</i>
SWIMMING: Three pools ...	<i>Choose from Club pool, a hot-swirl pool or the condominium private pool.</i>
ENTERTAINMENT: The Social Life ...	<i>Planned for daytime and evening enjoyment. Club activities offer fun and culture.</i>
GARAGE: No parking problems ...	<i>Subterranean garages, plus outdoor spaces assure ample parking for you and your guests.</i>
ELEVATORS: Conveniently located ...	<i>Automatic service at your finger-tips, with two in garage area and one at the Club.</i>
SWITCH-BOARD: 24-hours a day ...	<i>The convenience of the Club switch-board is at your constant service.</i>
CUISINE: The desert's finest ...	<i>Served from three famed Tennis Club dining rooms.</i>



## WORK SHEET

### FINANCING:

*UNIT #* \_\_\_\_\_

*PRICE*

\$ \_\_\_\_\_

### LOAN, IF ANY:

*FIRST TRUST DEED*  
*(6.6% per annum interest)*  
*(25 year re-payment)*

\$ \_\_\_\_\_

### DOWN PAYMENT:

\$ \_\_\_\_\_

### MONTHLY:

*LOAN* \$ \_\_\_\_\_

*MANAGEMENT*  
*MAINTENANCE* \$ \_\_\_\_\_

*TOTAL* \$ \_\_\_\_\_

### APPROXIMATE TAXES:

### ADDITIONAL INFORMATION:





## ANSWERS TO YOUR QUESTIONS ABOUT CONDOMINIUM OWNERSHIP

The state of California has enacted statutes which facilitate Condominium Ownership. In general terms, Condominium is a form of ownership of real property characterized by the individual fee ownership of your interior living area, coupled with undivided fee interests in the common area. Two of the main advantages of the Condominium are: (1) the insulation of the individual owner from the tax, mortgage, and the maintenance obligations of others which prevents a repetition of the mass foreclosure in cooperatives once experienced, and (2) the satisfaction of the urge for home ownership.

*The purchasers of Tennis Club Homes have Condominium Ownership.*

### 1. HOW DO I RECEIVE TITLE TO MY HOME?

You receive title by Grant Deed which is recorded in the office of the Riverside County Recorder. You will also be given a Policy of Title Insurance insuring your property as a Condominium under California law.

### 2. WHAT TYPE FINANCING IS AVAILABLE TO PURCHASERS OF TENNIS CLUB HOMES?

In case you wish to obtain a loan on your Tennis Club Home, excellent long term financing is available, reflecting the favorable opinion of lending institutions for the Condominium concept of ownership. Any loan covers only the individual property concerned. Owners have no liability for loans other than their own. Approximately 80% of the purchase price may be financed at current interest rates of 6.6% per annum, payable on a 25 year amortization plan.

### 3. WHAT ARE THE OWNERS RESPONSIBILITIES FOR TAXES AND INSURANCE?

Each owner pays his own real estate taxes on his individual unit which includes  $\frac{1}{100}$  as an apportionate share of the taxes on the common area. Fire insurance on your contents only is paid by each owner. Structural insurance and common area insurance is paid by the Owners Association.

### 4. WHAT IS THE TENNIS CLUB HOMES ASSOCIATION?

This is a non-profit corporation composed of owners of Tennis Club Homes residences, and governed by a Board of Directors. This is the community's governing body. Each lot owner has one share of stock and one vote. This association contracts for management, maintenance and community services and is authorized to represent the owners in connection with any problems.

### 5. WHO MANAGES THE TENNIS CLUB HOMES COMPLEX?

Tennis Club Homes Association is responsible for negotiating a maintenance contract with a management company. This management company provides professional management



## ANSWERS .....

and is responsible for a single, all inclusive maintenance service to owners which will insure the full and active use of the roads, fences, streets, sidewalks, parking facilities, grounds, utilities and to keep deterioration to the lowest level possible consistent with good maintenance practices.

**6. WHAT WILL MY MONTHLY MAINTENANCE COSTS BE? (Exclusive of loan payments, if any, taxes and insurance)**

Your monthly costs will be approximately \$125.00 to \$200.00. This covers management, garden and pool maintenance, yard lighting and water, exterior painting on buildings, trash area pickup, and general exterior repairs and clean-up. Monthly charge subject to adjustment depending on costs.

**7. IS LINEN SERVICE AND MAID SERVICE AVAILABLE?**

Yes, complete linen service is available and maid service is available on an hourly rate basis in the amount desired by each of the individual owners.

**8. IS IT PERMISSIBLE TO LEASE OR RENT MY TENNIS CLUB HOME?**

Yes, but in accordance with the duly adopted by-laws, rules and regulations governing the use of the property. Assistance with lease arrangements may be secured from the management office located in the development.

**9. ARE CHILDREN PERMITTED AT THE TENNIS CLUB HOMES?**

Yes, however, children should be under continuous supervision when outside your unit.

**10. ARE PETS PERMITTED AT THE TENNIS CLUB HOMES?**

Yes, however, allowable pets must remain on leash while outside your unit. (Under no circumstances will pets be allowed within the Tennis Club grounds.)

**11. HOW ABOUT TELEVISION RECEPTION?**

Television reception is excellent due to the availability of a co-axial cable distribution system of Palm Springs. Monthly co-axial cable fee is included in the monthly maintenance cost.

**12. DO I HAVE TAX DEDUCTIONS?**

Owners are allowed, for tax purposes to deduct their real estate taxes and interest on their loan, if any.

**13. WHAT PROVISIONS ARE MADE FOR PARKING FOR OWNERS' AND GUESTS' AUTOMOBILES?**

Two car spaces are provided for each residence and additional space for guest parking areas is provided in accessible locations.



## FAMOUS BRAND NAMES AND QUALITY FEATURES

### KITCHEN:

Refrigerator-freezer  
Built-In Range and Oven  
Garbage Disposal  
Built-In Dishwasher  
Double Sink  
Vinyl Floors  
Formica Counter Tops  
Spacious Cabinet area  
Pass-through between kitchen

### LIVING AND DINING AREAS:

Gracious sized living room area  
Convenient sized dining area  
Designed for maximum wall space  
Sliding glass wall doors

### BATHROOMS AND DRESSING ROOMS:

Three baths and three dressing rooms.  
Oversized Tub-showers  
Quality fixtures  
Vinyl Floors  
Chrome bath-fixtures  
Premium mixing valves  
Adjustable Shower Heads  
Ceramic Tile shower walls  
Marble Vanity cabinet counters  
Copper piping throughout  
Mirrored Medicine cabinets  
Generous linen-supply cabinets

### BEDROOMS AND CLOSETS:

Two spacious Bedrooms  
Abundant Closets  
Sliding Glass Wall doors

### GENERAL AREAS:

50 Gal. Water Heater  
Finest Air Conditioning System  
Electric Refrigeration (3 & 4 Ton)  
Gas perimeter Forced Air Furnace  
Deluxe Quality Hardware throughout  
Silent Switches throughout  
Large Storage Room  
Washer-dryer (optional)  
Convenient Mechanical Room  
High Living Room Ceilings  
Comfortable-sized, covered Lanais  
Separate entrance foyer  
Handy entrance closets  
Decorator quality lighting fixtures  
Custom type concealed lighting  
Exterior covered gardens  
Minimum maintenance construction  
Two parking spaces  
Mammoth Swimming Pool  
Professional landscaping  
Concrete walks throughout grounds  
Attractive outdoor lighting

### INTERIOR WALLS AND CEILINGS:

Sturdy Double Wall construction  
Blown acoustical plaster ceilings

### EXTERIOR WALLS, ROOF AND LANAIS:

Insulated perimeter walls  
Rock, stucco and exterior siding  
Lanai-Patio garden walls  
White rock roofing  
Roof covered lanai areas  
Private sun-bath patios  
Private "Green-thumb" Gardens

