EAGLE CREST ACQUISITION GROUP

Policies for Access to Recreation Facilities at The Ridge at Eagle Crest

Adopted 3/15/21; Revised 1/01/26

1.0 INTRODUCTION

These Policies for Access to Recreational Facilities at The Ridge at Eagle Crest (the "Policies") set forth the rights and privileges for use of the Ridge Sports Center and Lakeside Sports Complex (as defined below) located at The Ridge at Eagle Crest, a resort development located west of Cline Falls Road near Redmond, Oregon (the "Ridge").

2.0 RECREATION FACILITIES

The "Recreation Facilities" governed by these Policies are owned by Eagle Crest Acquisition Group (the "ECAG") and include the following:

- **Ridge Sports Center** located on Cooper's Hawk Drive and consisting of a variety of amenities:
    - An indoor swimming pool and wading pool;
    - Two outdoor hot tub spas, with a spacious lawn area;
    - A cardio and strength-training room;
    - An indoor sports court, primarily configured for basketball and pickleball;
    - Restrooms and locker rooms with showers; and
    - A lounge area (lobby).
- **Lakeside Sports Complex** located at 575 Oxbow Loop and consisting of:
    - An outdoor swimming pool, wading pool and one hot tub spa, with a surrounding lawn and deck area;
    - An outdoor sprayground/splash park;
    - A cardio and strength-training room;
    - Restrooms and locker rooms with showers;
    - A full-size outdoor sports court configured for pickleball; and
    - A half-size outdoor sports court configured for pickleball or basketball.

These Policies govern only the above-defined "Recreation Facilities" and do not apply to the use of any golf course or other recreational amenities located at the Ridge.

3.0 GENERAL DEFINITIONS

3.01 "Fee Schedule" means the fee schedule attached as "Exhibit A" that specifies the fees and other charges related to access to the Recreation Facilities as permitted by these Policies.

3.02 "JUEA" means the Joint Use Easement Agreement dated February 18, 1998 which provides for the use of certain recreational facilities at the Resort and Ridge by Owners as defined in that Agreement. The agreement has been restated and amended numerous times. The current controlling agreement is the Third Amendment to Second Amended and Restated Joint Use Easement Agreement, effective January 1, 2021. The current term, as extended by mutual consent of the parties to the agreement, is for three years, expiring December 31, 2024. The parties have agreed to extend the agreement.

3.03 "Policies" means these Policies for Access to Recreation Facilities at The Ridge at Eagle Crest, adopted by Eagle Crest Acquisition Group, which may be amended from time to time under the terms herein and according to the JUEA.

3.04 "Resort" means the destination resort development known as Eagle Crest Resort consisting of approximately 500 acres and located on the east side of Cline Falls Road near Redmond, Oregon.

3.05 "Ridge" means the destination resort development known as The Ridge at Eagle Crest consisting of approximately 1,700 acres and located on the west side of Cline Falls Road near Redmond, Oregon.

3.06 "Resort Manager" means the entity authorized by ECAG to manage the Recreation Facilities, and its authorized agent or employee.

3.07 "VROA Unit(s)" means the 124 townhouse units located at the Resort and governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eagle Crest Vacation Resort Ownership.

3.08 "Fractional Unit" means a living unit governed by a recorded co-ownership agreement and located within the River View Vista Estates or Fairway Vista Estates at the Resort and within the Eagle Creek or Eagle Springs Neighborhoods at the Ridge.

3.09 "WorldMark Unit" means a living unit owned by WorldMark, the Club, which units may be located at the Resort and Ridge.

3.10 "ExpressPass Program" means the program developed specifically to accommodate use and access privileges for occupants of short-term or vacation rental properties. Program information is included in Section 5.09 describing use and access privileges for Vacation Rental Occupants.

3.11 "Lodge" means the hotel facility called "Lodge at Eagle Crest" located on Mountain Quail Drive at the Resort, which facility is operated by ECAG.

4.0 DEFINITIONS OF PERMITTED USERS

These Policies establish a variety of different privileges for use of the Recreation Facilities. These privileges, and related restrictions and fees, are extended to Permitted Users and each type of Permitted User is described below:

4.01 "Immediate Family" includes the Owner, his or her spouse, domestic partner, or cohabitating significant other and their unmarried children under the age of 21 and living at home, attending school on a full-time basis, or actively serving in the military.

4.02 "Extended Family" means the married or adult children, parents, grandparents, and grandchildren of the Owner and spouse or cohabitating significant other, and their respective spouses, domestic partners, or significant others. Unless the Extended Family member meets the definition of a "Resident", any Extended Family are treated as Guests and shall pay any applicable Guest Fees.

4.03 "Owner" or "Owners" means a deeded owner of a real property interest located at the Ridge and, subject to the terms and conditions of the JUEA, a deeded owner of a real property interest located at the Resort. Owners of real property interests located at the Ridge are referred to herein as "Ridge Owners". Ridge Owners and Resort Owners are only afforded use privileges to Ridge Sports Center and Lakeside Sports Complex during the term of the JUEA and subject to these Policies. WorldMark, the Club is not included in the definition of Owner for purposes of these Policies.

4.04 "Registered Unit Occupant" means those persons registered with a central check-in service located at the Lodge for an overnight stay in any of the following unit types: VROA Unit, Fractional Unit, and WorldMark Unit. Use privileges afforded to Registered Unit Occupants are limited to the number of occupants, including minor children, and days specified on a written pass issued by the central check-in service.

4.05 "Registered ECAG Guest" means registered hotel guests of the Lodge and registered ECAG rental program guests. Use privileges afforded to Registered ECAG Guests are limited to the number of occupants, including minor children, and days specified on a written pass issued by the ECAG front desk check-in service located at the Lodge.

4.06 "Resident(s)" means those persons who are not Owners or Immediate Family members but who are residing full-time at a residence located at the Resort or Ridge and who meet the definition of Extended Family, or are live-in domestic and caregiver help.

4.07 "Resident Tenant(s)" means those persons who are residing full-time at a residence located at the Resort or Ridge renting or leasing such residence from an Owner for a period of six consecutive months or longer pursuant to a written rental or lease agreement, a copy of which has been provided to Resort Manager.

4.08 "Resort Employee(s)" means those individuals currently employed by Eagle Crest Management, LLC or Eagle Crest Acquisition Group, LLC.

4.09 "Vacation Rental Occupant" means those persons, other than Registered ECAG Guests, occupying a residential property located at the Resort or Ridge for a short-term stay, on a nightly, weekly, or monthly basis less than six months, pursuant to a rental agreement directly with an Owner or Owners' rental management service.

4.10 "VROA Owner" means the Owner of a real property interest in a VROA Unit.

4.11 "Class or Lesson Participant" means those individuals attending a fitness class or lesson offered only by those licensed instructors authorized by the Resort Manager to teach such classes and provide lessons at the Recreation Facilities and who do not meet the definition of any other Permitted User status.

4.12 "Guest(s)" means those individuals granted access to Recreation Facilities under the terms, conditions, restrictions, and fees specified in the Use and Access Privileges section of these Policies.

5.0 USE AND ACCESS PRIVILEGES

Use and access privileges specific to Permitted Users (see definitions in Section 4) are described in this section. Read carefully as there are limitations that apply in various situations. There are limitations on Owner use privileges for multiple ownership and entity ownership situations (Section 5.02, 5.03). Owners must surrender their Owner ID card and access privileges if they request Resident Tenant access privileges for their property (Section 5.05). For properties registered in the Express Pass Program, Owners must surrender their Owner ID card and use Express Pass(es) for access (Section 5.09). Owners of interests in a Fractional Unit have use and access privileges of "Registered Unit Occupants", which means only for the duration of their stay in their Fractional Unit and for the number of occupants indicated on a written pass issued at check-in (Sections 5.06 and 4.04). Guest privileges and fees are specified in Section 5.12 as well as the fee schedule.

5.01 Owners: Except as otherwise provided herein, Owners and their Immediate Family have use and access privileges to Recreation Facilities subject only to hours of operation and specific rules for facilities such as age restrictions, court reservation requirements, etc. Such rules will be posted or otherwise available at the Recreation Facilities and may be amended from time to time by ECAG and/or its Resort Manager. Immediate Family members between the ages of 14 and 21 are required to obtain a Minor Card to access the facility unaccompanied by the Owner. Proof of age and address will be required before Minor Cards are issued. Minor

Cards do not carry Guest access privileges.

5.02 Multiple Owners of Deeded Interest: For each deeded ownership interest, a maximum of two deeded owners may be designated as “Owner(s)” for purposes of these Policies. This designation may be changed annually by written notice to ECAG. Fees may be charged for the change in designation as specified in the Fee Schedule.

5.03 Entity Ownership: A real property interest may be held in the name of a legal entity such as a corporation, partnership, company, trust, or other form of multiple ownership (collectively, the “entity”). The entity may designate by written notice to ECMA one individual as Owner who, with his or her Immediate Family, will have the designated access privileges to the Recreation Facilities. The entity may change the designated individual prior to the start of each calendar year upon payment of the redesignation fee listed in the Fee Schedule.

5.04 Residents: Resident status affords an individual the same use and access privileges as an Owner; provided, however, the use and access privileges are for the individual only and do not extend to Immediate Family members. Nor does a Resident have the privilege of bringing any Guests to the Recreation Facilities. To secure Resident status and a Resident ID card, an individual must meet the requirements specified in Section 4.06, which status must be confirmed in writing by the Owner of the residence. Residents will be required to provide proof of identity, age, and home address. A Resident ID card will be issued for a period of 12 months after which time Resident status must be re-established. A fee for Resident ID cards will be charged and is listed in the Fee Schedule.

5.05 Resident Tenants: Subject to the limitations provided herein, Resident Tenant status affords an individual the same use and access privileges as an Owner. To obtain Resident Tenant status, the Owner of the residence must provide a signed written rental or lease agreement evidencing a lease term of no less than six months and naming the Resident Tenant. A month-to-month rental agreement does not qualify. In addition, the Owner must surrender their Owner ID cards and any use and access privileges to the Recreation Facilities for the term of the rental or lease agreement. Provided these conditions are met, up to two Resident Tenant ID cards will be issued (adults age 21 or older) plus up to four Minor Resident Tenant ID cards for children of Resident Tenants between the ages of 14 and 21. Minor Resident Tenant ID cards do not carry Guest access privileges. The Resident Tenant ID cards will be effective for the term specified in the rental or lease agreement up to a maximum of 12 months after which time Resident Tenant status must be re-established. A fee for a Resident Tenant ID cards will be charged and is listed in the Fee Schedule.

5.06 Registered Unit Occupants: Registered Unit Occupants are afforded use and access privileges to Recreation Facilities subject only to hours of operation and specific rules for facilities such as age restrictions, court reservation requirements, etc. for the duration of their registered occupancy. No additional fees are charged to

Registered Unit Occupants.

5.07 Registered ECAG Guests: Registered ECAG Guests are afforded use and access privileges to the Recreation Facilities subject to hours of operation and specific rules for facilities such as age restrictions, court reservation requirements, etc. for the duration of their registered occupancy.

5.08 VROA Owner Day Use: VROA Owners only have access to the Ridge Sports Center and Lakeside Sports Complex when occupying a VROA Unit. VROA Owners must contact the Sports Center operated by the Eagle Crest Master Association and located at the Resort to determine if day use privileges are available at that facility.

5.09 Vacation Rental Occupants: To secure use and access privileges to Recreation Facilities for Vacation Rental Occupants, the Owner of the vacation rental residence must register the residence in the ExpressPass Program. Registration in the program requires the purchase of a minimum of six ExpressPass Cards for use by Vacation Rental Occupants, which cards are effective for the calendar year in which they are issued. Additional ExpressPass Cards over the minimum may be purchased up to a maximum of 10. The cards are to be managed by the Owner or Owner's rental manager and kept in the residence. In the event a short-term rental occupancy exceeds the number of purchased ExpressPass Cards the Owner or Owner's rental manager may request an ExpressPass Day Use Card for the duration of that occupancy. When registered in the ExpressPass Program, Owners must surrender their Owner ID card and use the Express Pass(es) for personal access. Fees for ExpressPass Cards and ExpressPass Day Use Cards are listed in the Fee Schedule.

5.10 Resort Employees: The Resort Manager is authorized to allow Resort Employees to use Recreation Facilities provided the usage is managed to minimize impacts on usage by Permitted Users. Resort Employees must call the Sports Center they wish to use prior to arrival to inquire if usage will be permitted. If permitted, a Resort Employee will be allowed to be accompanied by his or her spouse or significant other and their dependent minor children, or alternatively one guest. Weekend usage of pools and spas should not be expected during the summer season (Memorial Day to Labor Day). If a Resort Employee meets the definition of another Permitted Users status, the applicable Permitted User status will apply to that individual.

5.11 Class or Lesson Participant: The Resort Manager has the authority to designate certain fitness classes and/or lessons as being open to Class or Lesson Participants. This may be a daily determination based on space availability. Class or Lesson Participants are required to sign registration documents (including a waiver of liability) and make all necessary payments at the time of check-in for the class or lesson. Class or Lesson Participants may only access that portion of the Recreation Facilities in which the class or lesson is being held and restroom facilities and only for the duration of the class or lesson, as applicable. All other areas of the Recreation Facilities are off-limits to Class or Lesson Participants. Violation of these

Policies will result in forfeiture of class and/or lesson attendance opportunities.

5.12 Guests: Access privileges extended to Guests are specific only to certain Permitted Users as described in this Section 5 “Use and Access Privileges”. For those Permitted Users who are allowed to bring Guests, the following restrictions apply. See the Fee Schedule for Guest Fees.

5.12.1 Owner Guest – Accompanied: An Owner may bring up to six Guests who must be accompanied by the Owner at all times while using the Recreation Facilities, subject to frequency limitations, fees and other restrictions as provided in the Fee Schedule. Guests must be registered with the sports center check-in desk by the Owner and must provide valid photo identification to obtain Guest Access.

5.12.2 Owner Guest – Unaccompanied: This Guest privilege is intended for temporary houseguests of Owners who are not residing at the property in exchange for rental or any other items of value. To obtain access to the Recreation Facilities for Guests not being accompanied by the Owner, the Owner must activate guest passes through the REC DESK program at least 72 hours prior to the houseguest arrival date. The submitted request is representation by the Owner that the visit is not related to rental activity or in exchange for any other items of value. Once approved by REC DESK, six (6) guest passes will be activated for a seven (7) day period. The Guest will be required to show the guest pass at each visit to the Recreation Facilities. The number of guest pass activation requests per Owner per calendar year is restricted as listed in the Fee Schedule.

5.12.3 Resident Tenant Guest: The Guest privileges described for “Owner Guest – Accompanied” and “Owner Guest – Unaccompanied” apply to the Resident Tenant.

5.12.4 Registered Unit Occupant Guest: A Registered Unit Occupant may bring up to 6 (six) Guests who must be accompanied by the Registered Unit Occupant at all times and pay a Registered Unit Occupant Guest fee listed in the Fee Schedule. Guests must be registered with a sports center check-in desk (any of them) by the Registered Unit Occupant.

5.12.5 Resort Employee Guest: As defined in Section 4.08, a Resort Employee may elect to bring one Guest instead of any Immediate Family members while accessing the Recreation Facilities as a Resort Employee Permitted User. No fee will be charged for this Guest access, although the Resort Employee Guest must be accompanied by the Resort Employee at all times.

EAGLE CREST ACQUISITION GROUP

EXHIBIT A TO
Policies for Access to Recreation Facilities at The Ridge at Eagle Crest
Schedule of Fees, Charges, and Restrictions
January 1, 2026

Permitted Users

Permitted User Category	***Charges***	***Fees***
Owner	Initial ID Card	$0
Minor i.e.: Owner Immediate Family Member (Ages 14 – 21)*	Initial ID Card	$0
Resident and Resident Tenant*	Annual ID Card	$10
ExpressPass Cards (6 card minimum)	Annual Cards	$1,200
ExpressPass Card – Each Additional (maximum 4)	Annual Cards	$200
ExpressPass Day Use	Day Pass Per Person	$35

** Photo identification and/or proof of residency required at issuance.*

*Guest Fees **

Guest Category	***Daily Rates***	***Limitations***
Homeowner Guest (Accompanied)	$0.00	Up to 6 per day **
Homeowner Guest (Unaccompanied)	$0.00	Max of 6 per day; 6 requests per year **
Homeowner Guest – after 10 visits	$10.00	
Homeowner Guest Court Use – after 10 visits	$25.00	

** Children under age three (3) are free in any Guest or extended family member category.*

*** Restrictions apply*

Replacement Card Fees

Card Type	*Charges*
Owner	$10.00
Minor	$10.00
Resident and/or Resident Tenant	$10.00
ExpressPass Annual Pass (each)	$75.00

**Replacements not available for lost or stolen annual guest punch passes*

Guest Limitations and Restrictions

Guest Category	*Registration*	*Limitations*
Homeowner Guest (Accompanied)	Accompanied guests shall register at each visit to receive access and sign a liability waiver. Guest must be accompanied by the owner at all times.	Each individual guest in this category is limited to a maximum of ten (10) complimentary visits per calendar year. Additional visits in a single calendar year will incur a day use fee.
Homeowner Guest (Unaccompanied)	Unaccompanied Owner Guests must be pre-registered by the property owner at least 72 hours in advance of arrival to receive an authorization certificate. Guests of this category must present their certificate and the home owner's Eagle Crest identification at each visit. Unaccompanied guests must also sign a liability waiver at the time of their first visit.	Home owners may request six Unaccompanied Guest Certificates per calendar year. Each guest authorization certificate is valid for a maximum of seven (7) consecutive days. If more than six (6) unaccompanied guests are registered for a single time period, then guests number seven and beyond shall pay the day use fee.
Large Guest Groups	Larger groups may be arranged by contacting Resort Manager in advance for permission. Day use fees shall apply in accordance with type of ownership and group size. Maximum 20 guests.	As occupancy allows.