

## Why Forest Highlands is a “Paradise in the Pines”

- **Security/Guard Gate**  
Private roads & utilities  
Special services: House Watch, Alarm Monitoring, onsite Real Estate Sales Center and Information
- **36 Holes of Championship Golf - Membership included with property**  
Canyon course – rated # 5 in America by *Golfweek’s America’s Best* (2004)  
Canyon course – rated #1 in Arizona & #45 in America by *Golf Digest* (May 2012)  
Canyon course – rated #1 private course in Arizona by *Arizona Republic* (1999)  
Meadow course – rated #5 in Arizona by *Golf Digest* (May 2012)  
Meadow course – rated #25 in America by *Golfweek’s America’s Best* (2004)
- **Four Season Mountain Living - 7,000 ft. elevation**  
Average summer temperature = 81.9° high, 50.5° low  
Average snowfall - 108.9 inches  
Average days of sunshine - 288
- **CC&R’s / Design Review & Architectural Committee**
- **Amenities:**  
2,200 sq. ft. year round fitness center, locker room, steam rooms, 1,000 sq. ft. flex room for fitness classes  
Tennis, volleyball, basketball courts, bocce ball courts and a soccer field  
18 hole championship putting course, 2 children’s playgrounds, parks, and 5+ miles of hiking/biking trails  
Hiking, biking, cross-country skiing, and stocked fishing ponds
- **Two Clubhouses -Offering formal & casual dining**  
Two pro shops and two first class practice facilities  
Two heated swimming pools -includes a 25 yard competitive sport pool and children’s Splash Pad as well as year – round Jacuzzi
- **Social Activities:**  
Children’s center, kid’s camp, teen night, soccer camp, field trips and more  
Movie group, bridge club, yacht club, adult lectures and Great Books Society  
Golf tournaments/activities, tennis events & lessons and Winter fest activities
- **Diversity of Lots & Homes**  
Topography within 1,100 acres includes two natural springs, ravines, & meadows  
Variety of spectacular mountain views among pines, oaks, & aspens
- **Membership Opportunities**  
Regular Memberships come automatically with the purchase of property in the community  
Special Memberships can be purchased without property ownership and come with all rights and privileges
- **Proximity to a Wide Range of Cultural and Recreational Activities**  
Flagstaff, NAU, Sedona, Grand Canyon, Arizona Snowbowl Ski Resort & Lake Powell  
Phoenix -2 hour drive, Tucson- 3 ½ hour drive, Las Vegas -3 ½ hour drive

### 2020 Fees

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|--|---------------------|
| <b>New Member Capital Contribution Fee</b> | \$50,000 (one-time) |
| <b>Transfer Fee - Home</b>                 | \$5,500             |
| <b>Transfer Fee - Lot</b>                  | \$1,500             |
| <b>Homeowner Association Dues</b>          | \$950 per month     |