



QUINTA TENERIAS

RESIDENCE CLUB

OWNER
INFORMATION
BOOK



QUINTA TENERIAS

is an intimate and elegant private Residence Club located in the heart of San Miguel de Allende. Like-minded individuals share ownership of luxurious residences and enjoy abundant and flexible lodging throughout the year. As a Club owner you enjoy a host of amenities, services, and privileges and have easy access to all the attractions that caused San Miguel de Allende to be rated Travel & Leisure's #1 city in the world for two consecutive years.

You can relax in your Club home with friends and family members, send unaccompanied guests, make some of your time available for rental, and exchange vacations with owners of other renowned Residence Clubs and luxury vacation homes in many of the world's most coveted destinations.

Your Club combines the advantages of real estate ownership with hotel services and amenities, while eliminating the high cost, worries and responsibilities associated with traditional ownership.

OWNERSHIP BENEFITS

Residence Club owners enjoy the following during each of their worry-free vacations:

■ ELEGANT RESIDENCES

Owners select from two categories of luxurious two-bedroom residences – either the 1,450-sq-foot Luxe Residences or the 1,980-sq-foot Grand Residences. All the Quinta Tenerías homes are fully furnished and meticulously appointed in distinctly different but equally appealing designs.

■ ROOFTOP & LIFESTYLE AMENITIES

In addition to the beautiful residences, Quinta Tenerías offers the following:

- Rooftop terrace with cocktail lounge, jacuzzi, private lounge spaces and fire pits.
- Lush gardens and fountains within the Club courtyards.

- Multi-use spaces for fitness and yoga classes.

- Barbecue and outdoor kitchen area.

■ CLOTHING AND EQUIPMENT STORAGE

Residence Club owners are freed from the burden of transporting specialty clothing, sports equipment, and other personal items. They will be stored in a secure area and placed in your Club Residence just prior to your next hassle-free vacation.

■ CLUB CONCIERGE

Call for updates on weather conditions and special events. Your Club concierge will coordinate your dining reservations, arrange spa services, reserve lifestyle activities, and satisfy any other special needs.



FREQUENTLY ASKED QUESTIONS

■ WHAT IS QUINTA TENERÍAS?

Quinta Tenerías is an equity Residence Club providing fractional real estate ownership in the heart of downtown San Miguel de Allende. Each residence boasts modern architecture and is fully furnished and accessorized. The spacious Club homes feature all five elements of Feng Shui such as wood and stone floors to interconnect outdoor spaces with interior areas, water fountains to promote positive energy (CH'I), fireplaces to represent the fire element for success, and metal elements associated with the qualities of pleasure and creativity. Every aspect is intended to create comfort, safety, and harmony throughout the Club.

There are eight owners per residence, and each enjoys frequent and flexible enjoyment of their elegant homes throughout the year. Your Club staff ensures worry-free ownership and hassle-free vacations.

■ PRE-ARRIVAL GROCERY SHOPPING SERVICE

At your request and for a service fee, your favorite foods and beverages will be placed in your residence kitchen just prior to your arrival.

■ HOUSEKEEPING

The Club housekeeping staff makes sure your Club Residence is immaculate when you arrive, stays neat and comfortable while you are vacationing, and is ready for the next arriving owner after you depart.

■ BELL SERVICE

A bellman will assist with your luggage upon arrival and departure and valet your vehicle.

■ PRIVATE STAFF

Your professional, friendly, attentive Club staff ensures that every vacation is fun-filled and worry-free.



GRAND RESIDENCES

1,980-sq-foot



Two-story, fully furnished elegant residence.

Outdoor terrace with Cathedral views.

Access to rooftop lounge and lifestyle amenities.

Club concierge, bell services and private staff.



QUINTA TENERÍAS features two categories of luxurious, fully furnished two-bedroom Residences that seamlessly blends contemporary design with the beautiful and traditional San Miguel de Allende architecture style.

The five Residences that comprise Quinta Tengerías constitute a select universe of beauty and comfort designed to provide a unique experience of pleasure and relaxation, offering the luxury amenities and services of a 5-star hotel.

LUXE RESIDENCES

1,450-sq-foot



Single-story, fully furnished and meticulously appointed.

Terrace overlooking interior gardens.

Access to rooftop lounge and lifestyle amenities.

Club concierge, bell services and private staff.



QUINTA TENERÍAS RESIDENCE CLUB offers a luxury lifestyle in one of the most desirable, beautiful and iconic cities in Mexico, which has been declared a World Heritage Site by UNESCO.

Seize the opportunity to enjoy the rich traditions of San Miguel de Allende with the advantages of being in the center of the historic district, with its unique, attractive charm that reflects all that is best about Mexico.



■ DO QUINTA TENERÍAS BUYERS OWN REAL ESTATE?

Yes. Ownership is evidenced by a real estate deed recorded at the Property Public Registry. Each owner is conveyed a one-eighth, debt-free, undivided deeded interest in one of the Club's fully furnished residences.

■ CAN MORE THAN ONE FAMILY OR INDIVIDUAL SHARE A SINGLE OWNERSHIP?

Yes. Individuals can form legal entities to control an ownership. It will be up to the joint owners to allocate lodging for that ownership in compliance with the Club's reservations policies.

■ HAVE RESIDENCE CLUBS BEEN DEVELOPED IN OTHER PRESTIGIOUS DESTINATIONS?

Yes. This ownership concept was introduced more than 30 years ago and has been enthusiastically embraced by affluent buyers at premier resorts such as: Aspen, Vail, Telluride, and Steamboat Springs, Colorado; Deer Valley, Utah; Palm Springs, Napa Valley and Lake Tahoe, California; Hawaii; Tucker's Town and Southampton, Bermuda; Los Cabos, Punta Mita, and Huatulco, Mexico. There are also Residence Clubs in Manhattan and Florence, Italy. Each of these Residence Clubs is owned and operated like Quinta Tenerías.

■ WHAT ARE THE ADVANTAGES OF RESIDENCE CLUB OWNERSHIP?

Residence Clubs combine the benefits of vacation home ownership with the services of a luxury resort. Club Tenerías provides owners with generous and flexible vacation use, removes the worries and responsibilities typically associated with absentee ownership, and dramatically reduces the financial burden.

■ AS AN OWNER, HOW OFTEN CAN I VACATION AT MY RESIDENCE CLUB?

As often as you wish, subject only to the Club's reservation policies. Owners have the flexibility of reserving Planned Vacations well in advance and visiting on a space-available basis. Each year, owners may reserve 21 days of Planned Vacations in advance of the Club Year. This leaves abundant occupancy for space available vacations throughout the year. If every owner uses their reservation privileges equally each will enjoy a minimum of six weeks annually. However, there is no limit on use. If some owners visit their club less, others can visit more.



■ **IS CLUB A TIMESHARE DEVELOPMENT?**

No. Timeshare is the right to use only a specific week or a certain number of points. Although appropriate for a segment of the market, timeshare is essentially the pre-purchase of vacations with little or no residual value. Quinta Tenerías owners receive real estate ownership and have access to all Club Residences within their ownership category – either Luxe or Grand - with the right to use anytime, subject to the reservation policies.

■ **WHAT IF THE NUMBER OF OWNERS WISHING TO STAY AT QUINTA TENERÍAS EXCEEDS THE NUMBER OF RESIDENCES AVAILABLE?**

The Club is designed to equitably allocate vacations when demand for lodging may exceed supply. A rotating priority system® ensures all owners will have equal access to high-demand dates over the years. This system has proved fair and equitable for more than three decades.



■ **WILL CLUB OWNERS ALWAYS STAY IN THE SAME RESIDENCE?**

No. To provide the greatest flexibility and availability, owners have equal access to all Club Residences within their residence category. Requests for specific homes will be granted when possible.

residence category at any given time if sufficient residences are available. This is an ownership benefit allows Residence Club owners to host family reunions, a gathering of friends, or corporate retreats.

■ **CAN OWNERS RESERVE MORE THAN ONE RESIDENCE DURING THE SAME TIME PERIOD?**

Yes. This is a unique and highly valued feature of Residence Club ownership. Because the Club owners are not restricted to a particular residence, they can reserve more than one residence within their

■ **DO OWNERS HAVE GUEST PRIVILEGES?**

Yes. Owners may invite guests to stay with them during their Club vacations and they also may invite unaccompanied guests to use any of their confirmed Club vacations without a guest fee.



■ DO OWNERS PAY ANY LODGING CHARGES WHEN THEY STAY AT THE CLUB?

No.

■ DO OWNERS PAY ANY OTHER FEES WHEN THEY STAY AT THEIR CLUB?

Yes. A housekeeping fee is charged to keep your residence clean and welcoming during each day of your vacation and to prepare it for the next arriving owner.

■ WHO ESTABLISHES THE FEES AND CONTROLS THE AFFAIRS OF THE CLUB?

An owner-elected group of representatives establishes and votes to ratify budgets and fees on an annual basis.

■ CAN OWNERS RENT A PORTION OF THEIR VACATION TIME?

Yes. Owners will be able to rent confirmed Planned Vacations and Space Available Vacations through Elite Alliance Hospitality, the Club's management company.

■ CAN CLUB OWNERSHIP BE RESOLD?

Yes. Like any other form of real estate, a Quinta Tenorias ownership interest can be sold or transferred by the owner, or sold by a licensed real estate agent, subject to the Club documents.

■ DO OWNERS PAY ANNUAL FEES?

Yes. The annual fees pay for the professional management and operation of all Club Residences and common areas. Included in these annual fees are funds for staff salaries, supplies, maintenance, trash removal, legal/accounting, utilities, transportation, management fee, property taxes, master association fees, and reserves for scheduled maintenance and replacement of furnishings and appliances. Each owner's annual fees are a fraction of the all-in annual costs associated with sole ownership of a luxury vacation home.



CLUB LODGING PRIVILEGES

Lodging Privileges for Quinta Tenerías have been designed to ensure that all Owners have equal access to all Club Residences within their Residence Category. Owners can enjoy the Club Residences, services, and amenities during “Planned Vacations,” “Space Available Vacations” and “Short Notice Vacations.” There is no limit on the total number of Club vacations an Owner may reserve, subject to the Club Reservation Procedures. Options for the use of Club Residences are described below.

The Club Lodging Privileges have been carefully formulated in an attempt to be fair and equitable to all Club Owners.

DEFINITIONS

Certain terms and phrases have been defined below to clarify their intended meaning and usage. Throughout the following policies and procedures, these terms and phrases can be identified because they begin with capital letters.



■ ACCOMPANIED GUEST

Any guest who lodges with an Owner in the Owner’s reserved Club Residence. The total number of persons lodged in a Residence cannot exceed the Sleeping Capacity of that Club Residence. No lodging fees are charged for Accompanied Guests.

■ CLUB

Club Tenerías, a fractional ownership real estate development located in downtown San Miguel de Allende, Mexico.

■ CLUB MANAGEMENT

The professional company that supervises the day-to-day operations of Club Tenerías.

■ CLUB RESIDENCE

A residential unit that is part of Club Tenerías and is owned by the Owners.

■ CLUB YEAR

The Club Year runs from **October 1st** through **September 30th**.

■ FAILED RESERVATION

A confirmed reservation for which the Club Owner fails to check in on the reserved date without notice to Club Management at least ten (10) days prior to the scheduled check-in date for Space Available Vacations, and not less than twenty-four (24) hours prior to the scheduled check in date for Short Notice Vacations.

■ OWNER

The owner of an Ownership or the person designated in writing by the Owner (“the Designated Owner”) to have Ownership privileges.

■ OWNERSHIP

An Ownership provides Ownership privileges at Club Tenerías. Each Ownership must identify one Owner whose responsibility it is to submit one Planned Vacation reservation request form that represents the Planned Vacation requests for that Ownership. Owner and Ownership may be used interchangeably in this document.

■ PLANNED VACATIONS

Those days that can be reserved in a Club Residence well in advance of the beginning of the Club Year. Ownerships are given the opportunity to reserve three, seven-day Planned Vacations. Owners may reserve Space Available and Short Notice Vacations after Planned Vacations

have been confirmed, as described in these Club Lodging Privileges.

■ RESERVATION PRIORITY NUMBER

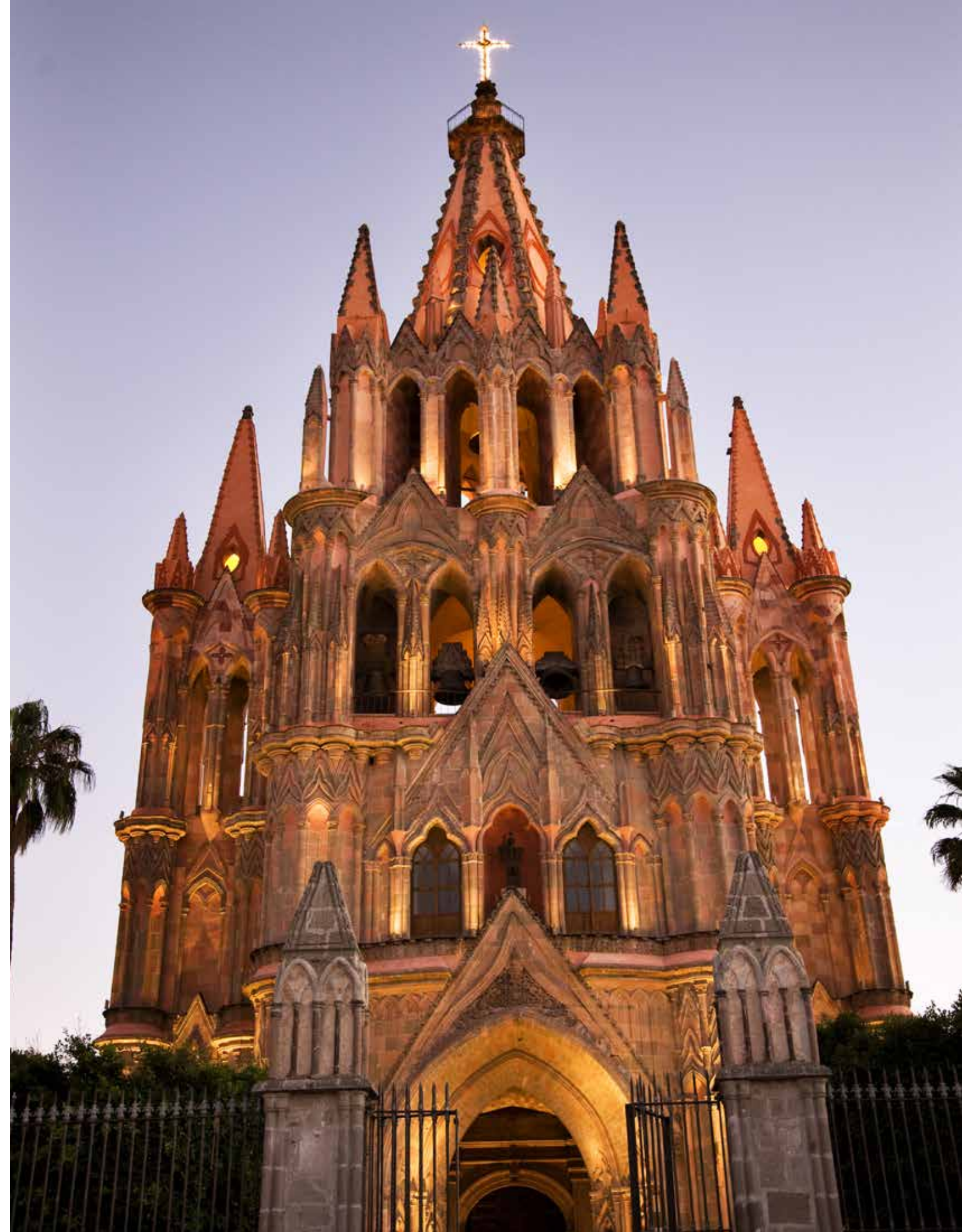
The Reservation Priority Number is assigned to each Ownership prior to the beginning of each Club Year. This number is used by Club Management to allocate Planned Vacation periods when demand exceeds lodging supply. This Reservation Priority number changes each year, based on the original Ownership number (assigned at closing) to equitably allocate Planned Vacation periods during peak periods over the years.

■ RESIDENCE CATEGORY

The type of Club Residence in which Owners have Ownership and reservation privileges - either Luxe Residence or Grand Residence.

■ ROTATING PRIORITY SYSTEM®

A Rotating Priority System® has been established to insure that use of the Club Residences by Owners is equitable. The Rotating Priority System® is used to determine reservation confirmations when the number of reservation requests for a certain time period exceeds the number of Club Residences within a Residence Category that are available during that time period.



■ SLEEPING CAPACITY

The maximum number of persons permitted to lodge in a Club Residence. The Sleeping Capacity of a Club Residence is the number of bedrooms multiplied by two plus the number of sleeper sofas times two.

■ SHORT NOTICE VACATIONS

In addition to Planned Vacations and Space Available Vacations (described below), each Owner can reserve Short Notice Vacations anytime within 15 days of the scheduled arrival date. Owners can occupy a Club Residence during confirmed Short Notice Vacations for periods up to seven days per reservation. In addition to confirmed Planned Vacations and a Space Available Vacation, each Owner may have one Short Notice Vacation reservation on the books at a time. If an Owner fails to check-in at the Club on the reserved date without notice to Club Management at least 24 hours prior to the scheduled check-in, the Owner will be prohibited from making another Short Notice or Space Available reservation for a period of 30 days from the scheduled check-out date of the Failed Reservation.

■ SPACE AVAILABLE VACATIONS

Each Owner has unlimited access to usage of the Club Residences on a space available basis. Owners can occupy a Club Residence during Space Available Vacations for periods up to seven days per reservation. In addition to confirmed Planned Vacations and a Short Notice Vacation, each Ownership may have one Space Available Vacation reservation on the books at a time. Space available reservations may be requested on or after September 1st for the coming Club Year that begins **October 1st**. Space Available Vacation reservation requests will be processed by Club Management on a first-come, first-served basis. If an Owner fails to check-in at the Club on the reserved date without notice to Club Management at least 10 days prior to scheduled check-in, the Ownership will be prohibited from making a Space Available or Short Notice reservation for a period of 30 days from the scheduled check-out date of the Failed Reservation.



■ UNACCOMPANIED GUEST

Any guest who lodges in a Club Residence without an Owner during an Owner's confirmed Planned, Space Available or Short Notice Vacation. An Owner requesting lodging for an Unaccompanied Guest must specify the Unaccompanied Guest's name, address, telephone number, and email address in writing at least 14 days prior to arrival (or immediately upon confirmation if the reservation is confirmed less than 14 days prior to arrival) so that Club Management can send a confirmation notice to that Unaccompanied Guest. Unaccompanied Guests are required to pay all housekeeping fees and incidental charges upon departure unless payment has been arranged in advance by the sponsoring Owner. The sponsoring Owner is responsible for any unpaid charges incurred by their Unaccompanied Guests and is responsible for any damages to the Club facilities caused by their Unaccompanied Guests. The number of persons lodged with an Unaccompanied Guest in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence.

RESERVATIONS PROCEDURES

The following procedures describe how Owners are confirmed for lodging in Club Residences within their Residence Category.

PLANNED VACATIONS

By **July 1st** of each year, Owners are sent a Planned Vacation reservation form which requests Owners to select their Planned Vacation dates for the coming Club Year. The Reservation Priority Number for each Ownership will be noted on the Planned Vacation reservation form by the Club Management. If the Planned Vacation reservation form is not received by the Owner by **July 15th**, the Owner should immediately notify Club Management.

Each Ownership is allocated three Planned Vacations. Each Planned Vacation can be a maximum of seven days with arrivals and departures on or Exceptions to the arrival and departure times may be made, at times, by Club Management.

By **August 1st** of each year, the completed Planned Vacation reservation forms are returned by Owners to Club Management. It is the Owner's responsibility to complete and return the Planned Vacation reservation form by **August 1st** to preserve priority rights for the upcoming Club Year. Planned Vacation reservation forms received

after **August 1st** will be considered on a first-come, first-served basis after the Planned Vacation reservation forms which were received in a timely manner have been processed.

After **August 1st**, Club Management allocates the Planned Vacations in the following manner:

■ FIRST PLANNED VACATION

Owners are confirmed for a maximum of seven days based on their requests and their Reservation Priority Numbers. When demand for certain dates exceeds lodging supply, the Owners with the **lowest** Reservation Priority Number will be confirmed.

■ SECOND PLANNED VACATION

After the First Planned Vacations are confirmed, Owners are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Owners with the **highest** Reservation Priority Number will be confirmed.

■ THIRD PLANNED VACATION

After the First and Second Planned Vacations are confirmed, Owners are confirmed for up to seven additional days. When demand for certain dates exceeds lodging supply, the Ownerships with the **lowest** Reservation Priority Number will be confirmed.

By **August 15th**, confirmation of the Planned Vacations is sent to each Owner. Additionally, a reservations calendar will be sent indicating which dates have been reserved by Owners. Owners who reserved fewer than three Planned Vacations will then have the opportunity to make additional Planned Vacation reservation requests after **August 15th** on a first-come, first-served basis. These reservations will be made for days shown to be available on the reservations calendar.

After **September 1st**, Owners may make Space Available reservations for the coming Club Year that begins **October 1st**.

■ INTERNAL EXCHANGE OF PLANNED VACATIONS

Owners may exchange their confirmed Club vacations with other Owners. Club Management will use its best efforts to facilitate exchanges and exchanges can also be made directly between Owners. Written notice of an exchange must be provided to Club Management at least 14 days prior to the arrival date of the Owner using the earliest Club vacation involved in the exchange. Club Management encourages and will make all reasonable efforts to facilitate such exchanges between Owners.





RESERVATION SUMMARY

There is no limit to the number of days an owner can lodge at Quinta Tenerías, subject to the reservation procedures and availability. Each Club vacation can be up to seven consecutive days in duration.

Owners can:

- Reserve three Planned Vacations prior to the start of the Club Year.
- Have one Space Available Vacation on the books at a time with no annual limit.
- Have one Short Notice Vacation on the books at a time with no annual limit.
- Have as many as five vacation reservations on the books at one time.

KEY DATES

■ JULY 1ST

Planned Vacation reservation request forms are sent to Owners.

■ AUGUST 1ST

Completed Planned Vacation reservation request forms are returned to Club Management.

■ AUGUST 15TH

Written confirmations of Planned Vacations are sent, including a reservations calendar indicating all Owner-reserved dates.

■ SEPTEMBER 1ST

▫ Owners can begin making Space Available reservations for the upcoming Club Year that begins **October 1st**.





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