

# DISCLOSURE STATEMENT

Year ended December 31, 2021



ELITE ALLIANCE®



## **DISCLOSURE STATEMENT**

**Effective Date: December 31, 2021**

The Elite Alliance, LLC ("Elite Alliance") is a Texas Limited Liability Company established to facilitate the exchange of accommodations between members of prestigious residence clubs and luxury, professionally managed homes ("Residence Clubs") that meet the standards of Elite Alliance. This Disclosure Statement is provided to explain the Elite Alliance exchange program ("Exchange Program") which is offered to the members of and owners in participating Residence Clubs ("Owners"). Capitalized terms not otherwise defined herein, shall have the meanings set forth in that certain Elite Alliance Membership Agreement ("Membership Agreement").

### **The Company**

The Elite Alliance, L.L.C., a Texas limited liability company, whose principles are; Stephen Dering, Rob Goodyear, Blake L. Hadley Business Trust and Chasen G. Hadley Business Trust, and is located at 100 Corporate Woods, Suite 220, Rochester, NY 14623. Except as stated in this paragraph, neither Elite Alliance nor any of its officers or directors has any legal or beneficial interest in any developer, seller, or managing entity for any Residence Club participating in the Exchange Program.

### **The Exchange Program**

The Membership Agreement is a contract separate and distinct from the Owner's contract to purchase an interest in a participating Residence Club. Owners participate directly in the Exchange Program with Elite Alliance and such participation is completely voluntary. In order to become a Member of the Exchange Program, Owners must enter into a Membership Agreement with Elite Alliance, which sets forth the terms and conditions of a member's participation in Elite Alliance. Elite Alliance may, from time to time in its sole and exclusive discretion, modify the terms and conditions set forth in the Membership Agreement, including, but not limited to, all applicable exchange fees. Members will be provided written notice of any such modifications.

A member's participation in the Exchange Program is dependent upon the continued affiliation of Elite Alliance with such member's Home Residence Club. Exchange privileges are conditioned upon the Home Residence Club's adherence to high standards of service, appearance, management, operation and compliance with the obligations set forth in the Participation Agreement with Elite Alliance. In the event that the Participation Agreement is terminated, the members in the unaffiliated residence club will no longer be able to participate in the Exchange Program. However, all existing Accepted Vacations will be honored.

In order to make an exchange, a member must first secure a Vacation at his or her Home Residence Club and submit a Deposited Vacation Form to Elite Alliance. The Vacation must be deposited at least ninety (90) days prior to the arrival date of the Vacation, to earn Elite Credits immediately. If deposited less than ninety (90) days prior to the arrival date of the Vacation, the depositing member will earn Elite Credits when the Deposited Vacation is selected for exchange by another member in the exchange. Once a Vacation is deposited into the Exchange Program, the member relinquishes all rights to use, cancel or change the Vacation and assigns all rights to use the Vacation to the Exchange Program, unless the Deposited Vacation is still available, the member has not accepted a Vacation and the Deposited Vacation is withdrawn more than twenty-one (21) days prior to the Deposited Vacation arrival date.

Elite Credits vary from Residence Club to Residence Club, are determined based on seasonality, destination and bedroom category and are allocated by Elite Alliance. A member may accept a Vacation by submitting an Accepted Vacation Form to the Elite Alliance along with the Exchange Fee, so long as the member has the proper amount of Elite Credits within their Member Account. An Accepted Vacation shall be confirmed upon the Elite Alliance's approval of the Accepted Vacation Form, in writing, and receipt of the Exchange Fee. A member's Elite Credits expire twenty-four (24) months from the arrival date of the Vacation that the member deposits, if the deposit is made at least ninety (90) days from the arrival date of the deposited vacation, or if deposited less than ninety (90) days from the arrival date of the deposited vacation, when the Deposited Vacation is selected by another member for exchange. The Elite Credits allocated to a member for a Deposited Vacation may be used in part or in whole. If a member does not submit an Accepted Vacation Form within such twenty-four (24) month period, the Member will no longer be able to redeem their Elite Credits unless they elect to extend their Elite Credits for 6 months for \$195.00. When accepting a Vacation, should a member have insufficient Elite Credits in their account, the member may purchase additional Elite Credits for \$75.00 per Elite Credit. Should a Deposited Vacation go unused in the exchange, it is offered to members as an Elite Escape. Elite Escapes may be purchased by members for \$695.00 - \$1,995.00, no more than forty-five (45) days before the Deposited Vacation's arrival date, without the use of Elite Credits by the member purchasing the Elite Escape. A member may cancel an Accepted Vacation by providing written notice to Elite Alliance. If a member cancels an Accepted Vacation ninety (90) days or more prior to the arrival date of that Vacation, the member may accept a new Vacation. However, the Exchange Fee will be forfeited, and an additional Exchange Fee will be due for any new Accepted Vacation. In the event a member cancels an Accepted Vacation less than ninety (90) days prior to the arrival date of that Vacation, the right to accept another Vacation and the Exchange Fee will be forfeited.

**Vacations are available on a first-come, first-served, space available basis and Elite Alliance does not guarantee the fulfillment of any specific request.**

### **Membership Fees**

As of December 31, 2021, qualified Owners are required to pay annual membership fees of \$495.00 - \$795.00. The Exchange Fee is due upon submittal of an Accepted Vacation Form. The Exchange Fee is nonrefundable and currently ranges from \$395.00 (U.S. Dollars) to \$895.00 (US Dollars), depending on the location and period of time exchanged. The Exchange Fee includes all applicable local, state and federal taxes. Exchange Fees must be paid before an Accepted Vacation will be confirmed. Exchange Fees may be increased from time to time by the Elite Alliance, in its sole discretion, upon notice to the Members.

### **Residence Clubs**

The names and addresses of all currently participating Residence Clubs are set forth on Exhibit A attached to this Disclosure Statement. Additions to or deletions from the participating Residence Clubs list are at the sole discretion of Elite Alliance.

### **Exchange Statistics**

There are currently 7,581 Members enrolled in the Exchange Program and the number of members enrolled at each participating Residence Club is set forth on Exhibit A attached to this Disclosure Statement. The number of participating Residence Clubs as of the date of this Disclosure Statement is 82. The number of properly applied for exchanges confirmed during 2021 was 1,289. The total percentage of properly applied for exchanges fulfilled in 2021 was 100%. The number of exchanges for which Elite Alliance has an obligation as to the Exchange Program as of yearend to provide in a subsequent period to a member provided such Member properly applies for an exchange is 5,484. At December 31, 2021, Members had accumulated 224,860 Elite Credits for which they have the right to a reservation opportunity in 2022 or 2023. This represents a total of approximately 5,484 deposited Vacations based on an average number of Elite Credits per deposit of 41. **The exchange percentage is a summary of the exchange requests entered with Elite Alliance during the year of 2021. Such percentage does not indicate the probabilities of a member being confirmed to any specific choice, as availability at individual locations may vary.**

The exchange statistics were calculated using properly submitted Accepted Vacation Forms (as defined in the Membership Agreement) in accordance with the Membership Agreement and other instructions given to Members by Elite Alliance. Currently enrolled members of Elite Alliance consist of all purchasers who have submitted a Membership Agreement to Elite Alliance. In order to properly apply for an exchange, Members must complete all forms and pay all applicable fees as provided in the Membership Agreement.



**EXHIBIT A**  
**PARTICIPATING RESIDENCE CLUBS**

**Clubs with 1-5 Residences**

**Catamount Penthouse 1-100 enrolled members**

8001 Northstar Dr.  
Truckee, CA 96161

**Catamount Plaza 1-100 enrolled members**

8001 Northstar Dr.  
Truckee, CA 96161

**Catamount Terrace 1-100 enrolled members**

8001 Northstar Dr.  
Truckee, CA 96161

**Club Quinta Real Huatulco 1-100 enrolled members**

Paseo Benito Juárez L-2  
Bahias De Huatulco, Oaxaca

**Great Bear Lodge 206/207 1-100 enrolled members**

5001 Northstar Dr.  
Truckee, CA 96161

**Montecito Beach Village – 1-100 enrolled members**

Peninsula Sur, Bahia de Conejos  
Huatulco, Mexico

**Participant Capital 1-100 enrolled members**

Paramount Miami Worldcenter  
1010 NE 2<sup>nd</sup> Avenue  
Miami, Florida 33132

**Quinta Tenerías Residence Club 1-100 enrolled members**

Tenerías No. 19, Colonia Centro  
San Miguel de Allende, Guanajuato 37700 Mexico

Seasons at Sandpoint **1-100 enrolled members**  
424 Sandpoint Avenue  
Sandpoint, ID 83864

Silver Fox Residence **1-100 enrolled members**  
2001 Silver Fox Ct.  
Truckee, CA 96161

The Palms Private Residence Club – **1-100 enrolled members**  
Plaza Itskatzu  
Local 109 in Escazu  
San Jose, Costa Rica

### **Clubs with 6-10 Residences**

Elite Destination Homes **1-100 enrolled members**  
579 Selby Avenue  
St. Paul, Minnesota 55102

Equity Residences Villa Fund **1-100 members enrolled**  
1220 Rosecrans Street, Suite 822  
San Diego, CA 92106

Equity Residences Platinum Fund **1-100 enrolled members**  
1220 Rosecrans Street, Suite 822  
San Diego, CA 92106

Four Seasons Residence Club Costa Rica at Peninsula Papagayo **1-100 enrolled members**  
26 KM Al Norte Del Doit Centre Liberia, 5000 Carrillo  
Peninsula Papagayo, Guanacaste  
Costa Rica

Four Seasons Residence Club Jackson Hole **1-100 enrolled members**  
7680 Granite Loop Road, P.O. Box 544  
Teton Village, WY 83025

HRG Properties & Rental **1-100 enrolled members**  
Los Sueños Resort  
Playa Herradura, Costa Rica

Lifestyle Asset Group **1-100 enrolled members**  
155 E Boardwalk Drive, Suite 473  
Fort Collins, CO 80525

**Obsidian Residence Club 1-100 enrolled members**

2610 Meridian Boulevard  
Mammoth Lakes, CA 93546

**Quimera Residence Club 1-100 enrolled members**

San Miguel de Allende, Mexico

**The Cottages at National Golf Club 1-100 members enrolled**

One Royal Troon Drive  
Village of Pinehurst, North Carolina 28374

**The Private Residence Club at Rosemary Beach 1-100 enrolled members**

136 Georgetown Avenue  
Rosemary Beach, Florida 32461

**The Residence Club at Puerta Cortes 1-100 enrolled members**

Km 7.5 Carretera a Pichilingue  
La Paz, Baja California Sur, Mexico, 23010

**The Residence Club at Teton Pines 1-100 enrolled members**

P.O. Box 14090  
Jackson, Wyoming, 83002

**Clubs with 11-20 Residence**

**Exclusive Resorts 1-100 enrolled members**

1515 Arapahoe St.  
Denver, Colorado 80202

**Fox Harb'r Resort 1-100 enrolled members**

1337 Fox Harbour Road  
Wallace, Nova Scotia B0K 1Y0

**Golf Villas Residence Club at Rosewood Bermuda 101-249 enrolled members**

Tucker's Town, Bermuda  
PO Box HS 85  
Harrington Sand  
HS BX Bermuda

**Harbour Court Residence Club at Rosewood Bermuda 1-100 enrolled members**

Tucker's Town, Bermuda  
PO Box HS 85  
Harrington Sand  
HS BX Bermuda

**Hill Towns Tours 1-100 enrolled members**

Piazza Signorell, 26  
52044 Cortona (Arezzo) - Italy

**Kalia Eco Living 1-100 enrolled members**

Marbella, Guanaste  
Costa Rica

**Lifestyle Villas Los Cabos 1-100 enrolled members**

Carretera Transpeninsular Km 4.5, El Tezal  
Cabo San Lucas, B.C.S Mexico 23454

**Mayacama 1-100 enrolled members**

1240 Mayacama Club Drive  
Santa Rosa, CA 35403

**Northstar Club 1-100 enrolled members**

2100 N Village Dr  
Truckee, CA 96161

**Royal Beach Destinations 1-100 enrolled members**

5417 County Highway 30A East  
Santa Rosa Beach, FL 32459

**The Club at Porto Cima 250-499 enrolled members**

133 Club House Drive  
Sunrise Beach, MO 65079

**The Hacienda Club 1-100 enrolled members**

Hacienda Pinilla  
Guanacaste, Costa Rica

**The Reefs Club 1-100 enrolled members**

56 Southshore Road  
Southampton SN 02  
Bermuda

**The Residence Club at Carlton Landing 1-100 enrolled members**

20 Boulevard – Carlton Landing  
Eufaula, Oklahoma 74432

**The Residence Club at Nakoma 1-100 enrolled members**

348 Bear Run  
Clio, California 96106



The Residences at the Chateaux **101-249 enrolled members**  
7815 Royal Street  
Deer Valley, Utah 84060

Viaggio Resorts **1-100 enrolled members**  
Palazzo Ricci  
3731 W. South Jordan Parkway, Suite 102-149  
South Jordan, UT 84009

VRP Equity, LLC **1-100 enrolled members**  
Bear's Den Resort  
7800 Nicklaus Clubhouse Lane  
Reunion, FL 34747

### **Clubs with 21-50 Residences**

12 Ridges Residence Club **1-100 enrolled members**  
24981 Blue Ridge Pkwy  
Vesuvius, VA 24483

360 Splendor del Pacifico **1-100 enrolled members**  
North Ridge Provincia de Guanacaste  
Playa Flamingo 50004

80|50 Mammoth Private Residence Club **1-100 enrolled members**  
50 Canyon Blvd.  
Mammoth Lakes, California 93546

Auberge Private Residences at Element 52 - **1-100 enrolled members**  
398 South Davis Street  
Telluride, Colorado 81435

Calistoga Ranch **1-100 enrolled members**  
580 Lommel Road  
Calistoga, CA 94515

Club Borgo di Vagli **1-100 enrolled members**  
Loc. Vagli  
52040 Mercatale di Cortona Arezzo  
Italy

Diamante Cabo San Lucas **249 – 500 enrolled members**  
Boulevard Diamante Sin Numero  
Col. Los Cangrejos, C.P. 23473  
Baja California Sur, C.P., MX

Esperanza, An Auberge Resort **250-500 enrolled members**  
Carretera Transpeninsular KM 6.5  
Cabo San Lucas BCS  
C.P. 23410 Mexico

Four Seasons Residence Club Aviara **1-100 enrolled members**  
7210 Blue Heron Place  
Carlsbad, California 92011

Four Seasons Residence Club Scottsdale **1-100 enrolled members**  
10600 East Crescent Moon Drive  
Scottsdale, Arizona 85262

Grand Isle Resort & Spa **1-100 enrolled members**  
PO Box EX-29253  
George Town Exuma, Bahamas

Grand Luxxe at Vidanta Nuevo Vallarta **101-249 enrolled members**  
Paseo de las Moras  
Bahia de Banderas  
Neuvo Vallarta, MX 63735

Grand Luxxe at Vidanta Riviera Maya **1-100 enrolled members**  
48 Carretera Cancun – Playa del Carmen  
Riviera Maya, Quintana Roo 77710

Horstman House **1-100 enrolled members**  
4653 Blackcomb Way  
Whistler, British Columbia V0N 1B4

Madeline Hotel and Residences **1-100 enrolled members**  
568 Mountain Village Blvd  
Telluride, CO 81435

Old Greenwood **1-100 enrolled members**  
12915 Fairway Drive  
Truckee, California 96161

One Village Place **1-100 enrolled members**  
9001 Northstar Drive #9112  
Truckee, California 96161

Pronghorn Resort **1-100 enrolled members**  
65600 Pronghorn Club Drive  
Bend, Oregon 97701

Rancho Santana **1-100 enrolled members**  
Comarca Limon #1, Carretera Las Salinas  
Tola-Rivas, Popoyo 48500  
Nicaragua

Snowpine Lodge **1-100 enrolled members**  
10420 Little Cottonwood Road  
Alta, Utah 84092

Tamarack Resort **1-100 enrolled members**  
311 Village Drive  
Tamarack, ID 83615

The Aspen Mountain Residences **249-500 enrolled members**  
415 E. Dean St.  
Aspen, CO 81611

The Christie Club **1-100 enrolled members**  
2355 Ski Time Square Dr.  
Steamboat Springs, CO 80477

The Hideaways Club **1-100 enrolled members**  
115 Hammersmith Road  
London, W14 0QH

The Phillips Club II **249 – 500 enrolled members**  
155 W 66<sup>th</sup> Street  
New York, New York 10023

The Residences at Hacienda Encantada **1-100 enrolled members**  
Carretera Transpeninsular km 7.3  
Cabo San Lucas, Baja California Sur, Mexico

The Residences at Rancho La Puerta **1-100 enrolled members**  
Carretera Mexicali-Tijuana K.M, Rancho la Puerta  
21520 Tecate, B.C., Mexico

The Residence Club at PGA West **101-249 enrolled members**  
54-500 West Residence Club Drive  
La Quinta, California 92253

The Residence Club of Argentina (Mendoza & Bariloche) **1-100 enrolled members**  
Charcas 4955, 1425  
Buenos Aires, Argentina

The Villas at Poipu Kai **1-100 enrolled members**  
3414 Poipu Road #111  
Kauai, Hawaii 96756

The Villas at Seven Canyons **101-249 enrolled members**  
755 Golf Club Way  
Sedona, Arizona 86336

Villa del Palmar at the Islands of Loreto **1-100 enrolled members**  
KM 84, Carretera Transpeninsular, Ensenada Blanca Loreto  
23880 Loreto, Baja California Sur, Mexico

Villa La Estancia Los Cabos **1-100 enrolled members**  
Camino Viejo a San José Km 0.5, El Medano Ejidal  
23450 Cabo San Lucas, B.C.S., Mexico

Villa La Estancia Riviera Nayarit **1-100 enrolled members**  
Condominio Maestro, Paseo de los Cocoteros 750, Flamingos  
63732 Nuevo Vallarta, Nay., Mexico

Vinedo San Miguel **1-100 enrolled members**  
Carretera Comonfort - San Miguel de Allende # 1  
Comonfort, Guanajuato CP. 38206  
Mexico

Vista Encantada Spa Resort **1-100 enrolled members**  
Carretera Transpeninsular km 7.3  
Cabo San Lucas, Baja California Sur, Mexico

Waldorf Astoria Los Cabos Pedregal **1-100 enrolled members**  
Camino Del Mar - 1  
Cabo San Lucas BCS  
C.P. 23455 Mexico

Whiteface Lodge **1-100 enrolled members**  
7 Whiteface Lane  
Lake Placid, NY 12946

Whitemarsh Cove **1-100 enrolled members**  
7593 Gathering Dr.  
Kissimmee, FL 34747

Xeliter Services Residences **1-100 enrolled members**  
Balcones del Atlantico  
Ave. J.F.Kennedy Plaza  
Hache, 2do Nivel, Suite 201  
Naco Santo Domingo



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