

BENT TREE COMMUNITY, INC – IMPROVED PROPERTIES 2026 ALL ACCESS PROGRAM

WHAT'S NEW FOR 2026?

Your assessment bill for 2026 reflects a general increase in the assessment rate of 3.6% for improved properties and 1.6% for vacant lots as provided by the CC&Rs. The annual general user fee (AGUF) for **improved properties** remains at \$850 and \$80 for vacant lots, reflecting no increase from the previous year.

We are pleased to announce the continuation of our All Access Program for 2026. All Access provides the following enhanced amenity access to all members of the household at affordable rates:

Golf – All members of the Family Unit as defined by the CC&Rs (A natural person-deeded property owner or designee-his or her spouse, and their unmarried children under twenty-one years of age) can play anytime for a private cart fee of \$25 (includes sales tax) or \$30 (includes sales tax) for use of a Bent Tree cart. These rates are for 18-holes of play. If you play 9 holes, the rate will be ½ of these rates. Advance tee time reservations are required. All juniors under the age of 13 play for free, no cart fee, but must be accompanied by an adult. All others (guests and other members of the household not falling within the definition of "Family Unit") may play at our very affordable guest rates.

If you play 100+ rounds per year or simply want the convenience of quick check-in at the Pro Shop, you may wish to upgrade to one of our annual cart fees. And **NEW FOR 2026**, because you requested it, we have Seasonal Annual Cart Fees for play from March through November. See the 2026 Fee Schedule for details on the Guest Rates and Annual Cart Fees.

Tennis – All members of the Family Unit (see definition above) can play tennis for up to 2 hours at \$15 per person (plus sales tax) and pickleball for up to 2 hours at \$10 per person (plus sales tax) on the indoor courts. Outdoor tennis play on the clay courts is free. You may participate in pickleball Round Robins for \$8 (plus sales tax) per person on the outdoor courts and \$12 per person on the indoor courts. Advance reservations are required. All juniors under the age of 13 play for free and must be accompanied by an adult. All others (guests and other members of the household not falling within the definition of "Family Unit") may play at the guest rates. Upgraded memberships are available for unlimited play. See the 2026 Fee Schedule for the Guest Rates and Annual Membership Rates.

Pools - There continue to be no pool fees for 2026. You and your family and guests may enjoy use of the pools at no charge.

Gate Transponders – There are two vehicle transponders included with the AGUF for access through the unmanned gates. One of the AGUF transponders may be assigned to a nonresident immediate family member. Preferred Guest Passes are also available for frequent visitors, such as nonresident family members or caregivers, for \$35 each, limit 3 per household.

Boats – Two boat registration decals are included with the AGUF. All boats used on Lake Tamarack, including boats belonging to guests, must have a boat decal. Additional registration decals are available for \$50 each at the Admin Office. Boat storage is available for an additional fee (see 2026 Fee Schedule).

Bent Tree invites you to enjoy the fabulous array of amenities and activities that our Mountain Living community has to offer.

