

Dear Prospective Royal Coach Buyer:

We are pleased that you are considering joining the Royal Coach community. We work to provide a well-maintained property and a pleasant environment that can be enjoyed by all our residents.

To that end, we would like to share with you a bit of what it is like to live a Royal Coach. First a few facts:

- Royal Coach is the first two buildings on the left as you enter the gates of the larger Coach Gate community. We have 63 units at RC, most of which are “flats” that range from roughly 1200 to 2300 square feet.
- Royal Coach owners have access to the pool at Royal Coach, as well as a party room in each building and guest rooms in one building.
- Royal Coach is physically part of the larger Coach Gate community, which also includes Coach House, a similar structure up the hill from Royal Coach and Coach Gate, which includes all sorts of condominiums spread out over the rest of the community. Each of these, however, is a stand-alone organization, managed by its owners, with some shared expenses for entrances, lighting and grounds maintenance.

Our Royal Coach buildings are apartment style in layout, with significant sound barriers between units for privacy and quiet. You are, however, moving into a shared, communal environment where walls, floors/ceilings, garages, entrances, exits, lobbies and hallways are shared by all. This requires a good bit of adjustment for those who spent most of their lives in free-standing homes. It also requires a good number of rules and restrictions to assure that every owner can enjoy their home.

Under the Realtors section of our website www.royalcoach.org, you will find the Master Deed, Bylaws and Rules by which Royal Coach is managed. When you close on a unit at Royal Coach, you will be agreeing to adhere to these standards. Please review these important documents as you make an informed buy decision. Once you have bought, it will be too late to discover that you have committed to standards that you cannot abide. This is truly in your best interest.

While Royal Coach units are mostly owned by older adults, it is not an assisted living environment in any way. Each owner is responsible for their own property and its operation, maintenance and expense. We have one employee whose responsibility is focused on maintaining our building, facilities and grounds. Individual owner services and assistance are not available.

Thank you for considering Royal Coach for your residential needs..

Royal Coach, Inc.