

# NORTH WILLOW CLUB - your private country club as a homeowner in NORTH WILLOW FARMS

*Choose North Willow Farms . . .*

The location of your home brings you automatic membership in a private country club, as conveniently close as your new mailbox!

Restricted in membership to you and your neighbors, you receive a membership certificate for North Willow Club with the deed to your beautiful home in North Willow Farms, bringing to every member of your family the invitation to begin enjoying immediately the varied facilities of this exclusive, community-oriented club.

*The delights of Country Club right at your doorstep . . .*

This is what North Willow Club offers you, as a homeowner in North Willow Farms:

Everyone in your family will enjoy swimming and sunbathing at the Club's Olympic-sized pool, which with its wading pool for toddlers is surrounded by a decorative lounging area. And remember, this major recreational facility will be exclusively restricted to the families of North Willow Farms. Your private parties will become special occasions on the sun deck overlooking the pool, and you'll enjoy dances and community get-togethers around the fireplace in the spacious room adjoining the deck on the upper level of the handsome clubhouse. Outside there is a paved parking area, which offers ample space for members' cars. The smaller rooms and kitchen facilities of the clubhouse invite you to plan private card parties and social hours at North Willow Club, while these same facilities offer the perfect setting for youngsters' parties both large and small. But chances are your teenagers will want to make the lower level of the clubhouse their domain. There, alongside the bath house facilities, the youngsters will throng to a game room, and to the spacious "Teen Club" room which, with its juke box and vending machines, is a natural and wholesome meeting place for the younger set. Amidst the club's beautifully landscaped grounds you'll find a playground area that will occupy your children for hours on end.

In substance, congenial, uncrowded country-club-type facilities are made a part of your immediate neighborhood, with membership made up of people whose company you will enjoy.

*In the future at North Willow Club . . .*

You'll see tennis courts built, along with basketball courts, a putting green, an open-air ice skating rink and a picnic area. All of this is included when you purchase your home in North Willow Farms. And you, as a voting member of the club, will have a voice in directing the management of its varied facilities.

NORTH WILLOW CLUB, Inc., is a non-profit community association which maintains and oversees the common properties it owns. As a member you will help direct the up-keep and beautification of the entrances and the parkway landscaping in North Willow Farms, its neighborhood park area, its footways and bicycle paths. The fixing of assessments necessary for the care and maintenance of the common facilities afforded you with the purchase of your home, the enforcement of covenants and restrictions, will be decisions you and your neighbors make together. So, in becoming a member of North Willow Club, you determine and direct, through democratic and parliamentary procedures, the development of your community and build growing values in your personal equity in this unique, suburban community.

NORTH WILLOW CLUB, Inc., is legally established as a non-profit corporation, managed by a board of three directors, who select a president, vice-president, secretary and treasurer. Following an initial organizational term of two years, ending November 1, 1969, the members will elect annually one new director who serves a three-year term. During the first 2 years an experienced real estate attorney and two businessmen knowledgeable in real estate development and management will direct corporate affairs. To further insure that the Club

gets off to a proper start, The College Life Insurance Company of America under contract with the North Willow Club, Inc., will provide the maintenance for the common properties, administer payment of expenses and will pay any operating expenses not covered by the Club's income during the first five years of its existence. The contract expires on December 31, 1971, when full membership is expected.

Owners of each lot in North Willow Farms possess one vote like common stockholders in a usual commercial corporation on the questions brought before the assembled membership. The College Life Insurance Company will have a "Class B" membership in the corporation, entitling it to one vote for each lot owned, for a period of 5 years after incorporation. At the termination of five years this "Class B" membership will be discontinued, and thereafter only the lot owners will have voting rights.

Members of North Willow Club will meet annually to act on matters of common interest as prescribed by the Corporate Charter and By-Laws. Monthly meetings of the board of directors, to handle normal policy management problems, will be held, and special meetings of the full membership may be called to resolve special questions or problems.

*This, then, is the special advantage . . .*

Of choosing North Willow Farms as the site of your home: you enjoy not only the varied pleasures of your own private country club, but you also acquire a voice in regulating a selective, exclusive suburban community to insure your family privacy and a growing asset in your personal investment.

The cost of these multiple advantages is minimal; an assessment of \$6.25 per month is designed to cover the basic costs of upkeep and maintenance of North Willow Club's common properties and services, based on normal accounting procedures and similar community facilities in other localities.

Other appropriate safeguards are provided in Articles of Incorporation, By-Laws and the Declaration of Covenants and Restrictions to assure adequate operating funds at a reasonable cost for long life and lasting maintenance of the common community facilities.

There is much of enduring value to be acquired in choosing as your new address . . .

## NORTH WILLOW FARMS

*An exclusive community of lasting values*

Contact Mrs. Laura Crawford at 637-2065 for additional information (or if you wish copies of any legal papers concerning North Willow Farms.)