



Welcome Related Group



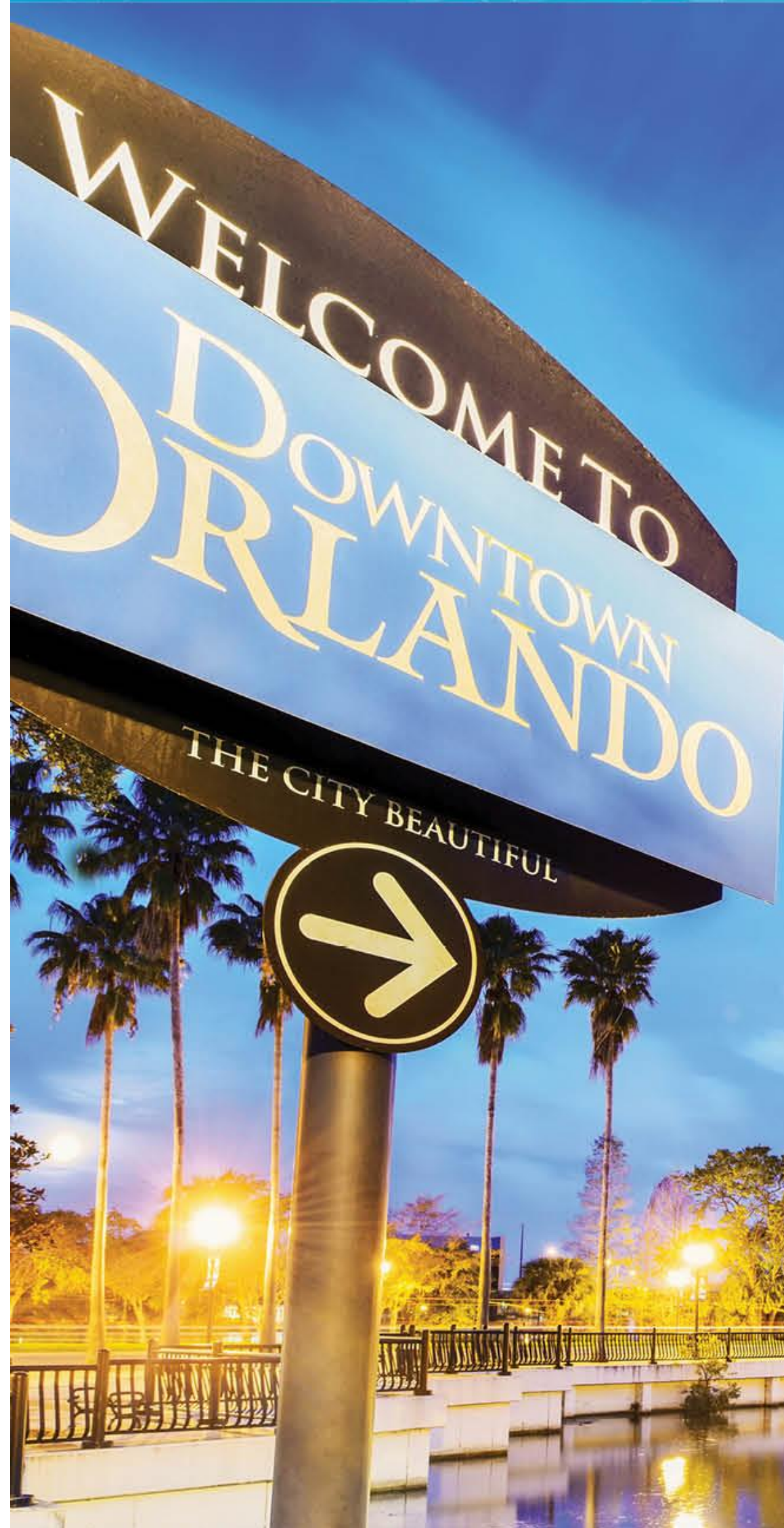
YOUR VACATION LIFESTYLE STARTS HERE



Find everything on your wishlist right in front of you. SPECTRUM+ at Reunion Resort checks all the boxes. Timeless modern homes next to three signature golf courses, a spectacular waterpark, and in close proximity to theme parks. And if you love food and shopping, you're in the right place to satisfy any craving. NOW is the moment to have the time of your life.



GATEWAY TO THE MAGIC



10 MIN. TO DISNEY
30 MIN. TO AIRPORT



ORLANDO'S BOOMING MARKET:

- Ranked #2 in America's Fastest Growing Cities (Forbes)
- Population to reach 5.2 million by 2030, 9 million population within 2-hour drive
- Housing demand continues to outpace supply
- 74 million visitors last year, 69 million domestic visitors



ORLANDO INVESTS IN GROWTH:

• TRANSPORTATION

\$12B Transportation Infrastructure Investments

The Brightline Train in Orlando completed construction - undergoing high-speed testing. Tickets are on sale for September. Groundbreaking is TBD. <https://www.gobrightline.com/train-stations/fl/orlando>

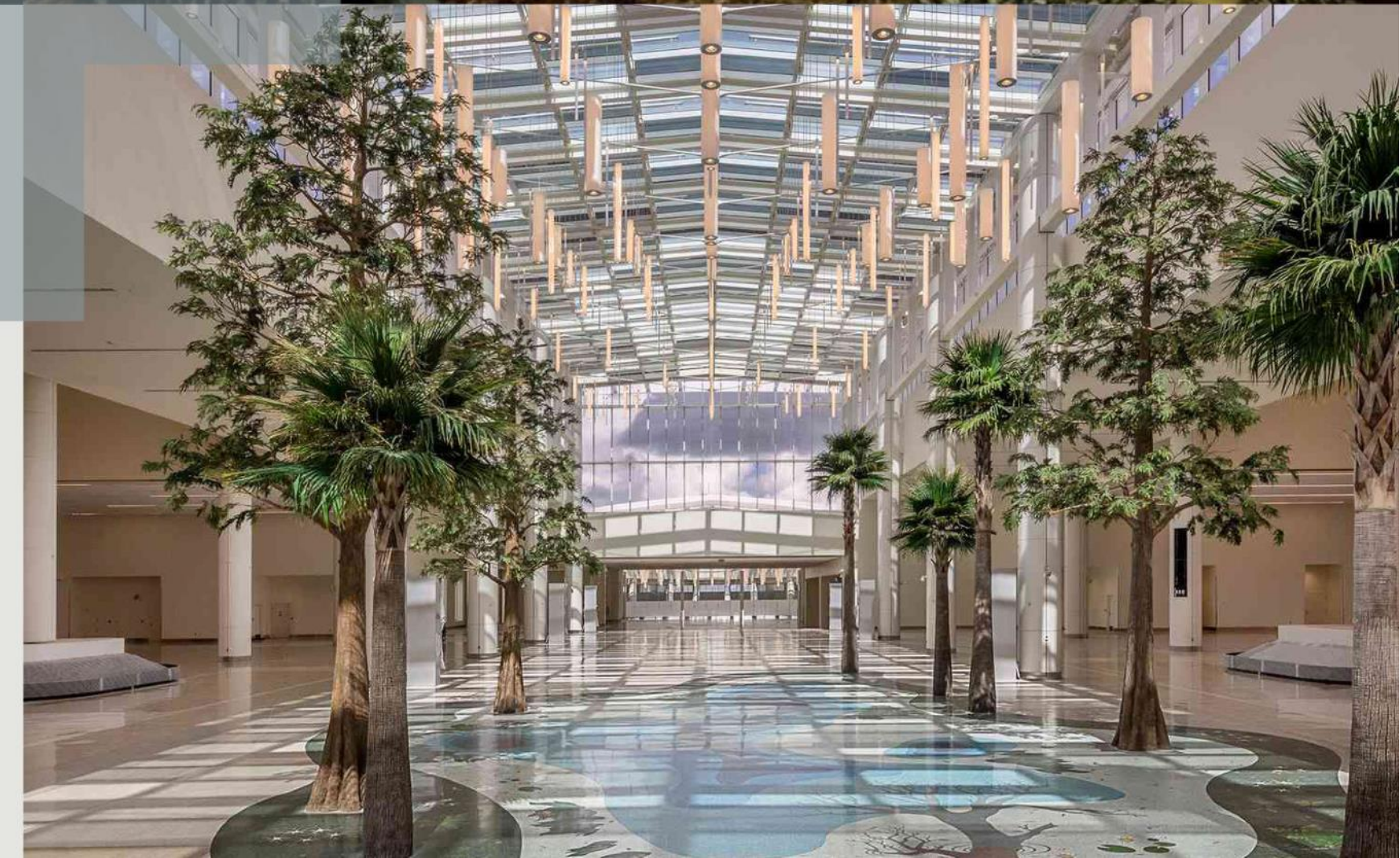
• INFRASTRUCTURE

- \$250M-\$300M Kirkman Road Extension with an elevated traffic circle and dedicated bus lanes. (Completion expected 2024) www.cflroads.com
- I-4 at Daryl Carter Parkway Interim Interchange with three new ramps: (Expected completion fall 2025) www.cflroads.com

• Orlando International Airport adds an elevated, enclosed and air-conditioned walkway and adjacent rental car lobby at Terminal C

• ATTRACTIONS

- Universal will double in size with Universal's Epic Universe (plus a hotel, shops, restaurants, etc. (Expected to open 2025)
- Tiana's Bayou Adventure the former Splash Mountain (late 2024)



REUNION MASTER SITE PLAN



AMENITIES

1. Eagle Trace at Reunion
2. Bear's Den at Reunion
3. Watson Independence Course
4. Reunion Driving Range
5. Palmer Legacy Course
6. Jack Nicklaus Golf Course
7. Jack Nicklaus Clubhouse
8. Reunion Aqua Park
9. Reunion East Entrance
10. Spectrum+ at Reunion
11. Spectrum+ Clubhouse & Pool
12. Heritage Crossing Pool
13. Centre Court Ridge Pool and Tennis Centre
14. Seven Eagles Pool, The Cove Restaurant and Fitness Center
15. Homestead Pool
16. Carriage Pointe Pool
17. Reunion Grande Hotel, Forte, Eleven, Sushi Bar





In addition to the exclusive amenities at SPECTRUM+, leisure options abound within Reunion Resort. The famous AAA Four Diamond-rated resort is only minutes from Orlando. It features three signature PGA golf courses, tennis club, boutique spa, several amazing pools and a 5-acre water park.



GOLD MEMBERSHIP

- + Golf Access*
- + Palmer Legacy Course
- + Watson Independence Course
- + Nicklaus Traditional Course
- + Club Food and Beverage Discounts
- + Tennis Club*
- + Spa and Fitness*
- + 5-Acre Water park
- + Pickleball*
- + Driving Range*
- + Mini Golf and Foot Golf*
- + Resort Shuttle Service

*Additional Fee

EXPERIENCE REUNION RESORT



PLATINUM MEMBERSHIP* (OPTIONAL)

- + Includes all benefits from gold membership with additional golf benefits:
- + \$30 in-season / off-season
- + (24) discounted guest rounds annually
- + Annual Cart Fee program available
- + Complimentary bag storage
- + Driving Range & Foot Golf
- + Plus so much more!

*Details as of May 2021



COMMUNITY POOLS & EXCLUSIVE WATER PARK



REUNION RESTAURANTS & BARS



Fitness Center + Tennis center with Pro-shop + Children's camp and activities + Driving Range + Mini Golf and Foot Golf Shuttle services within Reunion + Transportation to Walt Disney World® + Bicycle rentals + Resort spa





PGA GOLF COURSES

3

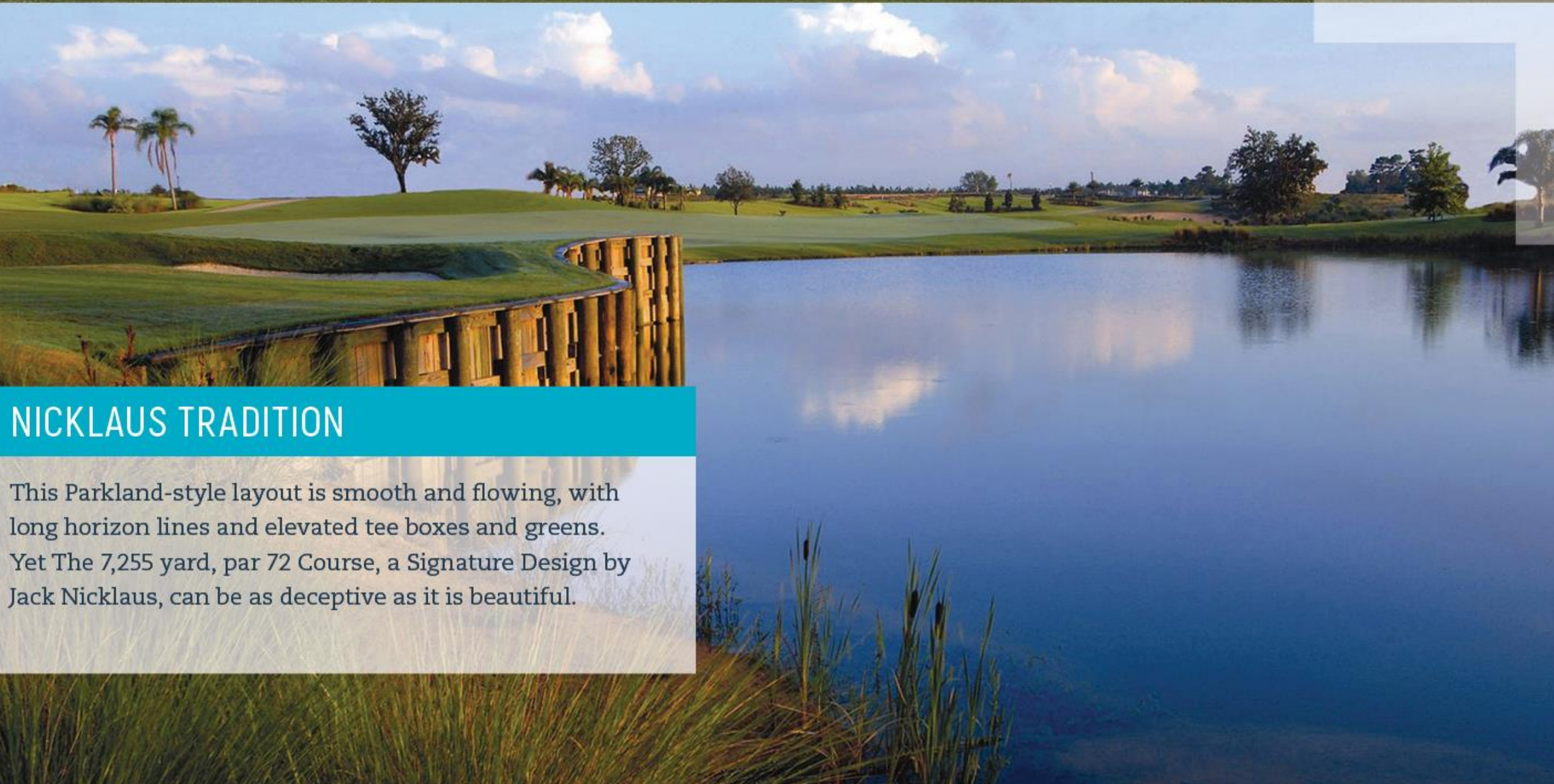
GOLF LEGENDS

SIGNATURE DESIGN COURSES
ONLY AT REUNION



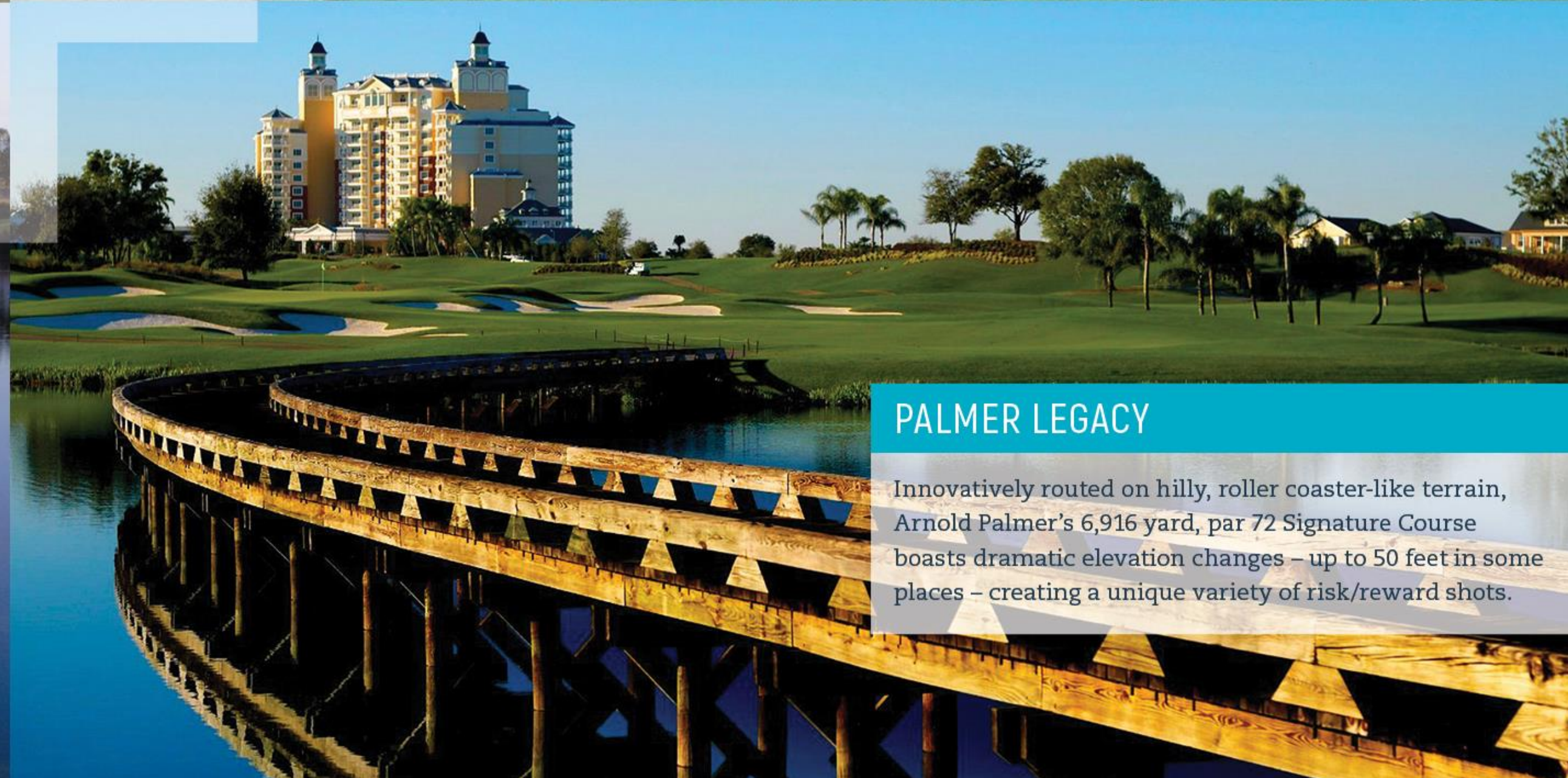
WATSON INDEPENDENCE

Highlighted by fast, firm and wide rolling fairways, a variety of strategically placed bunkers and large greens, the 7,154 yard, par 72 Course, a Signature Design by Tom Watson, is as much about strategy as it is about length.



NICKLAUS TRADITION

This Parkland-style layout is smooth and flowing, with long horizon lines and elevated tee boxes and greens. Yet The 7,255 yard, par 72 Course, a Signature Design by Jack Nicklaus, can be as deceptive as it is beautiful.



PALMER LEGACY

Innovatively routed on hilly, roller coaster-like terrain, Arnold Palmer's 6,916 yard, par 72 Signature Course boasts dramatic elevation changes – up to 50 feet in some places – creating a unique variety of risk/reward shots.



CLUB LIVING AT SPECTRUM+

Own a vacation home here and enjoy amenities that are fun for the entire family. Lounge by our resort style pool, or grab the kids and have fun at your own exclusive playground. There's even a community clubhouse with a game room, a state-of-the-art fitness center as well as a grab-and-go market.

- + Clubhouse with game room and concierge services
- + Dining and bartending experiences by World-Class Chefs
- + State-of-the-art fitness center
- + Dimension, Grab-and-go market at SPECTRUM+
- + Resort style pool with cabanas
- + Children's playground
- + Park flex space dedicated to family gatherings and fun activities
- + Internal golf-cart transportation service
- + Complimentary transportation to the theme parks





CLUBHOUSE : POOL

THE FUN STARTS HERE.



LUXURY RESIDENCE FEATURES

- + One-story residences with 10-foot ceilings, two-story residences with double-height living rooms (11-foot ceilings on second level)
- + 24x24 Porcelain White Matte Flooring in main living areas, master bath and secondary bath floors
- + Designer carpet in all bedrooms
- + Kitchen cabinets in White or Charcoal with quartz countertops and waterfall top at island
- + Samsung stainless steel appliances featuring side-by-side refrigerator freezer and a gas range
- + Master bath with double sinks, and shower with built-in niche
- + Samsung full size stackable washer and dryer



308 RESIDENCES

The Residences at SPECTRUM+ at Reunion Resort offer luxurious open floor plans with gourmet kitchens, premium finishes and large outdoor spaces - perfect for Florida's indoor/outdoor lifestyle. Select from one and two-story residences ranging from three to five bedrooms. Designed with families in mind, you'll find everything you want for the perfect start to vacation living. We'll even help you select furniture from City Furniture planned for your new home.







DIAMOND 3

3 Bedrooms + Terrace // 3 Baths
Total 1,500 SF // 139 M²



DIAMOND 4

4 Bedrooms + Terrace // 3 Baths
Total 1,769 SF // 164 M²



SAPPHIRE

5 Bedrooms + Terrace // 4.5 Baths
Total 2,703 SF // 251 M²



SAPPHIRE

5 Bedrooms + Terrace // 4.5 Baths
Total 2,703 SF // 251 M²





SPECTRUM⁺
TOWNHOMES
AT REUNION RESORT

Life doesn't get much better than this! Here at Spectrum+, you'll find amazing range of amenities in addition to a carefully planned selection of beautifully crafted condominiums and townhomes, close to all the excitement that Reunion Resort and the greater Orlando area has to offer.

Expand your spectrum of possibilities and be as active, or as relaxed, as you want. Enjoy the peaceful privacy of top-quality extraordinary homes featuring the latest features and designs. Plus, just steps away awaits the Spectrum+ Clubhouse with its stunning contemporary pool and lounge area with cabanas as well as dedicated concierge services to facilitate transportation services and assist you in any way you need. The Club also features a Grab-and-Go market, state-of-the-art fitness center, children's playground. There's something for everyone at Spectrum+!



CONTEMPORARY CONDOMINIUMS WITH LUXURIOUS COMFORTS



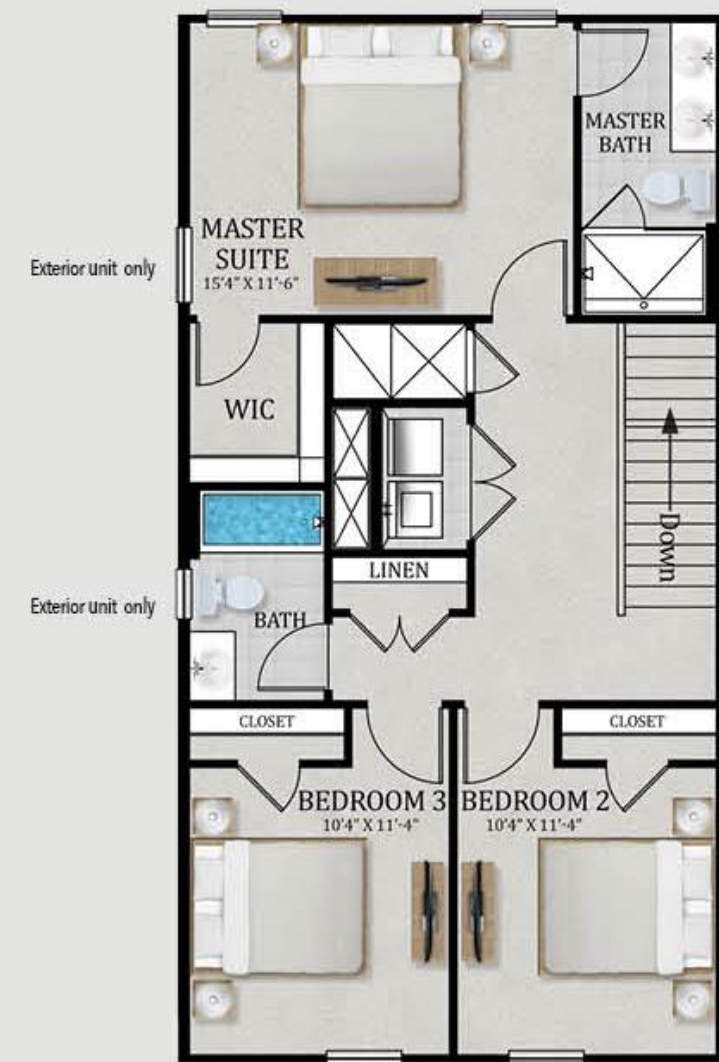
TOWNHOMES WITH STYLE AND DESIGN ADD UP TO WORRY-FREE LIVING

Spectrum+ Townhomes feature a private garage and an open floorplan that flows artfully throughout the living areas, masterfully combining the privacy in the bedroom with free-flowing spaces that highlight a modern, bright ambiance. Luxurious design features and finishes top the residences off with the quality you would expect in homes much higher priced.



TURNBERRY

3 Bedrooms // 2.5 Baths // 1 CAR GARAGE
 Total 2,015 SF // 187 M²



AUGUSTA

3 Bedrooms // 2.5 Baths // 1 CAR GARAGE
 Total 1,996 SF // 185 M²



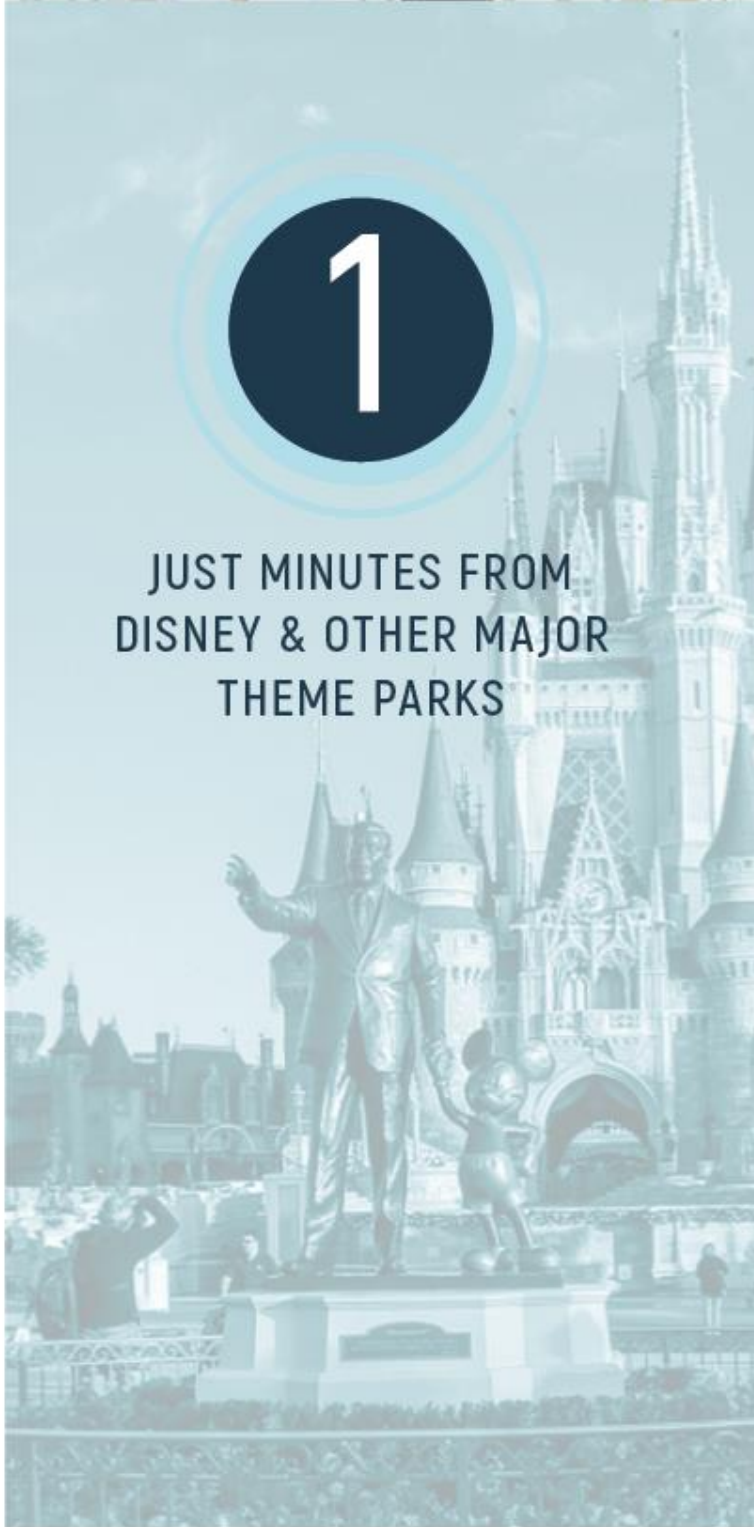
Turnberry model can be an end unit or interior unit. End units will be additional price.

TOP FOUR REASONS TO OWN AT SPECTRUM+ YOUR GATEWAY TO THE MAGIC



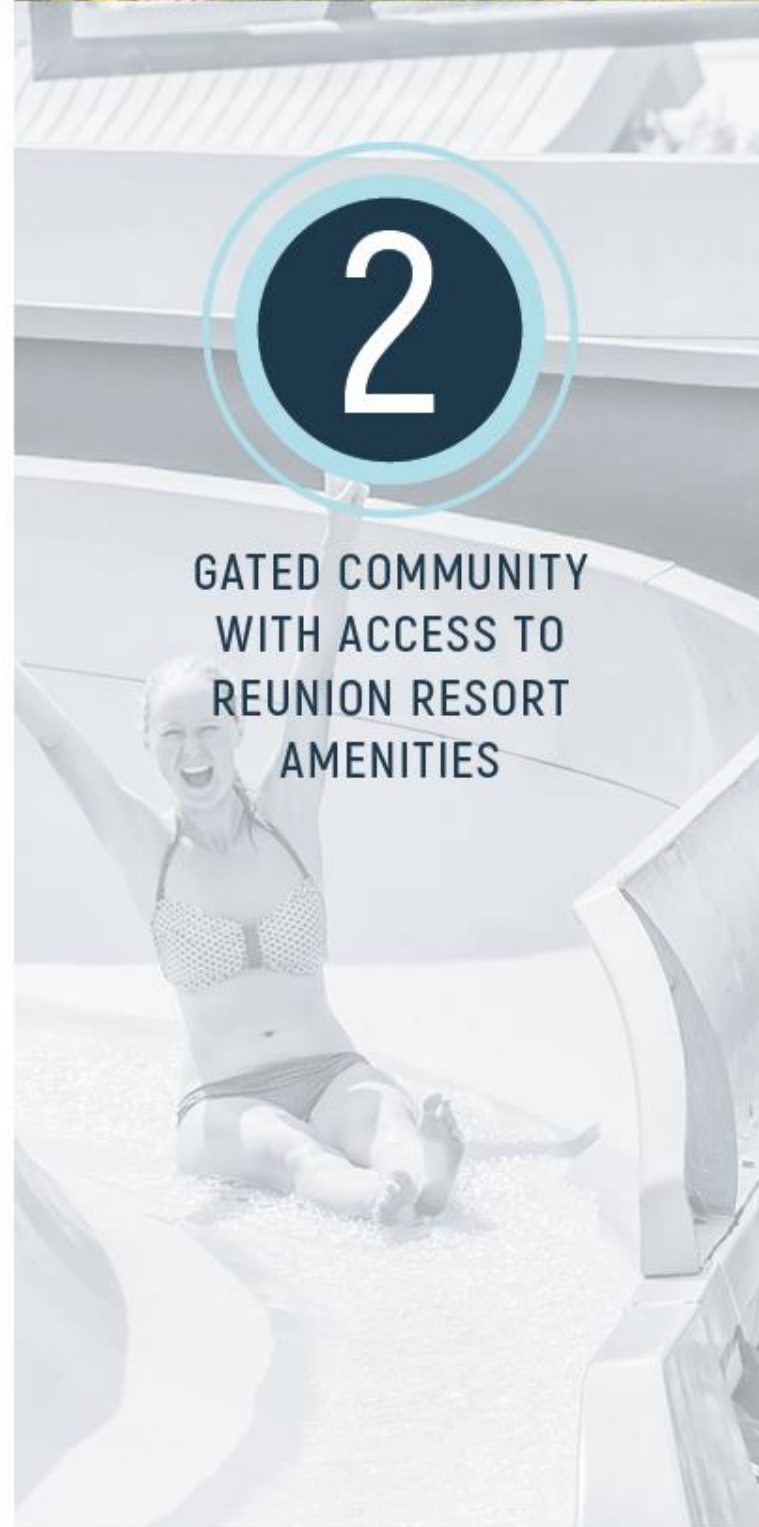
1

JUST MINUTES FROM DISNEY & OTHER MAJOR THEME PARKS



2

GATED COMMUNITY WITH ACCESS TO REUNION RESORT AMENITIES



3

GOLF AT 3 PGA GOLF COURSES: PALMER LEGACY NICKLAUS TRADITION WATSON INDEPENDENCE



4

CONTEMPORARY RESORT LIVING WITH MODERN FLOOR PLANS AND LARGE OUTDOOR SPACE



ASK ABOUT OUR NEW CONDO 7% LEASEBACK PROGRAM*



It's a Win, Win In the #1 Vacation Destination

Kickback, relax and enjoy the benefits of the Spectrum+ Resort in Orlando Leaseback Program. Our Leaseback Program provides owners rental income when you place your vacation home in the developer's rental management program. With the power of Rentyl's vested interest, they deliver confidence, unparalleled marketing and hospitality services.

So how does it work?

When you own at Spectrum+ Resort at Reunion, you can enjoy the benefits of ownership and the confidence of a return on your investment under the leaseback program.* Rent and repeat when you're not here. See your Sales Executive for complete details.

FOR MORE INFORMATION VISIT SPECTRUMREUNIONRESORT.COM OR CALL 407.635.8488



*7% based on purchase price only. Excludes taxes, CDD, HOA, and Club Fees. Offer valid on selected condos and is subject to change without notice. Leaseback cannot be combined with any other incentives. Broker Commission is 7%. Offer not valid on purchases prior to June 1, 2023. Offer expires on July 31, 2023.



SPECTRUM+ FEE SHEET

CONDO HOA MONTHLY DUES.....\$582.70/MONTH

WATER, DIGITAL CABLE, HIGH SPEED INTERNET, PHONE, LANDSCAPING AND IRRIGATION,
BUILDING INSURANCE, PEST CONTROL, TRASH PICK UP, REUNION MASTER ASSOCIATION

TOWNHOMES HOA MONTHLY DUES.....\$375.00/MONTH

DOES NOT INCLUDE WATER
FOR MORE INFORMATION REGARDING HOA DUES PLEASE CONTACT ARTEMIS LIFESTYLES AT 407-705-2190

Reunion Adcomm Cable Services: 1-866-581-4527

SPECTRUM CLUB MONTHLY DUES \$64.00/MONTH

POOL, CLUBHOUSE, GYM,CONCIERGE SERVICE, GOLF CART/INTERNAL
TRANSPORTATION WITHIN SPECTRUM

REUNION GOLD MONTHLY FEE (MANDATORY)..... \$475.00/MONTH

MONTHLY DUES IF PLACED IN RENTAL PROGRAM WITH LRR.....(DISCOUNT) \$237.50/MONTH + Tax

Monthly Dues if NOT placed in rental program are 25% off the regular price of \$475.00 + Tax if paid monthly
Monthly Dues if NOT placed in rental program are 35% off the regular price of \$475.00 + Tax if paid in advance for the Year.
(Discount will be applied the first of the month following the unit being rental ready)

*FOR MORE INFORMATION ON REUNION'S GOLD AND PLATINUM MEMBERSHIPS
PLEASE CONTACT THE REUNION MEMBERSHIP TEAM AT 407-662-1070 OR rrmembership@reunionresort.com*

REUNION GOLD INITIATION FEE

ONE TIME FEE TO ACTIVATE MEMBERSHIP \$3,750 Plus Tax**

****INCENTIVE - DEVELOPER IS TAKING CARE OF THE OTHER HALF TO COMPLETE THE \$7500
ONE TIME INITIATION FEE**

REAL ESTATE TAXES

1.5% BASED ON VALUATION

CDD

\$2,534.03 /YEAR PAID WITH PROPERTY TAXES

ONE TIME \$200 TRANSFER FEE.



Club Membership

PLAY LIKE YOU'VE NEVER PLAYED BEFORE.





Just as Reunion Resort offers a host of distinctive and unique activities, attractions and amenities, memberships at Reunion Resort offer numerous privileges, benefits and discounts for its Members.

IT PAYS TO BE PLATINUM

Platinum Members receive the most elevated and all-inclusive benefits offered by Reunion Resort & Golf Club. Enjoy perks such as exclusive member golf tournaments and enhanced discounts, as well as complimentary miniature golf! Set yourself apart with Reunion's Platinum Membership experience.

AMENITIES

While Reunion Resort is one of Florida's most sought after destinations for golf, it's also renowned for exhilarating outdoor activities, world-class tennis facilities, recreational events and seasonal activities designed for members and guests of all ages.

Whether it's a game on one of our three championship Signature golf courses designed by legends Jack Nicklaus, Arnold Palmer and Tom Watson, the adrenaline rush of a 110-foot water slide, perfecting your backhand on our Hydro-grid tennis courts or a casual afternoon riding on the lazy river, members are entitled to exclusive access to all of Reunion's unique resort amenities.

DINING

Reunion Resort also offers culinary delights that appeal to virtually every taste and palette. With four exceptional restaurants to choose from, there is an endless array of flavors to experience.

From the upscale and elegant 7593 Chophouse, to the casual fare of The Clubhouse Grill, Members can indulge their appetites in a variety of spectacular settings that range from laid back to sophisticated and sublime.

7593 Chophouse, Eleven, Grande Lobby Sushi Bar, Traditions, Clubhouse Grill, The Cove at Seven Eagles and The Grill at the Water Park all offer special Member pricing.

All benefits are subject to change from time to time and additional fees are required for certain benefits; all Federal, State and Local taxes are applicable.

	Platinum	Gold
Access to Club amenities * Benefits listed herein are applicable to primary member, spouse and dependents under the age of 23 only	✓	✓
GOLF		
Golf rounds	Unlimited	Unlimited
Member course until 12:30pm	November 1-April 30	November 1-April 30
Advance tee times	Nov 1-Apr 30: 60 days Member course; 14 days others. May 1-Oct 31: 60 days all courses	14 days
Annual/Seasonal Cart or Trail Fee Program available at additional fees	✓	
Accompanied guest fee, limited to 7 guests per day	✓	✓
Extended family rate	✓	✓
24 discounted guest rounds annually (prorated per month if joining the Club after January 2023)	✓	
USGA Handicap service	Complimentary	✓
Golf bag storage	Complimentary	✓
Onsite club repair and shoe service	✓	✓
Golf private lessons, group instruction and clinics with qualified PGA Professional staff	✓	✓
Golf lesson packages	✓	✓
Golf Pro Shop soft goods	20% discount	20% discount
Beverage cart purchases	20% discount	20% discount
Range ball and use of driving ranges, featuring practice greens, bunkers, chipping and pitching areas	Complimentary	Complimentary with tee time. Fee without tee time.
Variety of Member golf events designed to enhance the Club experience and golf game, including specialized clinics, themed events and Play with the Professional Days	✓	
Use of Leadbetter Golf Simulator, subject to availability	Complimentary	✓
Four major Member golf tournaments annually	✓	
Special Demo Days to introduce Members to the latest golf technology	✓	✓
FootGolf (subject to seasonal availability)	Complimentary	✓



	Platinum	Gold
RAQUET SPORTS		
Tennis Centre featuring five lighted hydro-grid clay tennis courts, including a stadium tennis court, five lighted Pickleball courts and fully equipped Tennis Shop	✓	✓
Tennis or Pickleball lesson and clinic packages (expires 6 months from purchase date)	✓	✓
Tennis and Pickleball clinic one-time per week, may be a demonstration instead of a participatory event	Complimentary	
Tennis Pro Shop soft goods	20% discount	20% discount
Three 30 minute lessons in Tennis or Pickleball for all new Platinum Members, can be used by Designee and Immediate family only; gratuity not included (expires 90 days from membership activation date)	Complimentary	
MERCHANDISE		
Retail soft goods in select outlets - Golf Shop, Tennis Shop, Grande Gift Shop	20% discount	20% discount
FITNESS		
Heritage Crossing Fitness Center access	✓	✓
Fitness classes	Complimentary	Complimentary



“We’ve been members since 2008 and have loved watching Reunion Resort grow over the years, providing more and more member-focused activities that enhance our daily life. Reunion Ownership, Management, and Team Members always make this place feel like home. When we combine that with the friendships forged here, we have a real sense of community that can’t be found anywhere else.” — Jeff & Dawn Holt, Platinum Members

	Platinum	Gold
FOOD & BEVERAGE		
Five onsite restaurants including the Clubhouse, Traditions, Grande Sushi and Lobby Bar, 7593 Chophouse and Eleven, plus The Cove at Seven Eagles and The Grill at the Water Park	20% off full priced food and beverage	20% off full priced food and beverage
Happy Hour: 50% off on glasses of house wine, 50% off on domestic bottles/can beers and all draft beers, 50% off on all well brand cocktails at Traditions	All day, every day	Happy Hour 5:00 pm - 8:00 pm only
Complimentary coffee and tea at the Clubhouse until 11:00 am daily	✓	✓
Beverage cart purchases	20% discount	20% discount
Starbucks® beverage purchases	20% discount	20% discount
SOCIAL EVENTS		
Variety of Member activities for all ages and interests held each month	✓	✓
Quarterly Platinum Member events	✓	
AQUATICS		
Access to Water Park with lazy river and kiddie feature	✓	✓
Cabana and bicycle rentals	20% discount	20% discount
Access to the Water Park for accompanied guests (per membership)	Up to 8 Complimentary	Up to 4 Complimentary
Use of birthday/party area within Water Park with food and beverage purchase	Complimentary	20% discount
Holiday special events for families	✓	✓
Entry to Member's Only seating area at Water Park	✓	✓
Access to four Club pools throughout property	✓	✓



	Platinum	Gold
MINIATURE GOLF & BOCCE BALL		
Miniature Golf per round	Complimentary	Complimentary on Wednesdays
Miniature Golf accompanied guest fees	Up to 3 Complimentary	✓
Two Bocce Ball Courts at the Cove	Complimentary	Complimentary
TRANSPORTATION		
Valet parking when available	Complimentary	Complimentary
Resort shuttle services	Complimentary	Complimentary
Property golf cart rental	20% discount	20% discount
Shuttle to Walt Disney World® Parks, when offered	Complimentary	✓

	Platinum	Gold
ADDITIONAL MEMBER SERVICES		
Regular Club updates through weekly emails	✓	✓
Member's Only website	✓	✓
The Club at Reunion Resort Member Facebook page	✓	✓
Room rate discount of 20% off Best Available Rate.* (villas only; vacation rental properties excluded) *Lower rates may be advertised; discount does not apply to these offers.	✓	✓
Member discount of 10% off banquet pricing for groups of 25 or more in Ballrooms	✓	✓
10% commission for group business referral actually booked, total of 20 nights or more based on room revenue only	✓	✓
Reciprocal benefits at Kingwood International Resorts properties	✓	

Your membership to Reunion Resort offers a one-of-a-kind opportunity to be a part of a destination that simply stands on its own.

We invite you to join us and see how a Reunion Club Membership will enhance your lifestyle.





SpectrumReunionResort.com