



ROYAL PARK PLACE

Retirement Living

GREETINGS FROM ROYAL PARK PLACE

This packet contains a lot of information about our community, and reading it is a good place to start. **But I hope you'll visit us to get a real sense of what life is like here!**

Whether you are interested in quiet walks around the pond, or a rousing Wii bowling competition, community life at Royal Park Place can nurture your spirit and keep you as active as you want to be. Residents here enjoy corresponding with pen pals from the local grade school, entertaining family and friends, learning new recipes, and a variety of other activities.

Prices for our one- and two-bedroom condominium apartments are included in the pages that follow, **but we understand that a decision like this is more than just a real estate transaction.** It's a lifestyle choice. And if you are ready for a lifestyle that includes meaningful friendships, good nutrition, physical health, safety, and convenience, then you may be ready for Royal Park Place. Your meal plan, utilities, exterior maintenance, social activities, 24-hour staffing, scheduled transportation, and more are all included in your monthly fee, so you can enjoy total peace of mind.

Royal Park Place shares a campus with the Royal Atrium Inn, a beautiful and convenient Assisted Living community that is perfect for people who prefer additional services — 72 private rooms surrounding a beautiful enclosed garden, three meals per day, housekeeping and linen services, activities, and personalized assistance with medications, bathing, dressing, etc.

If you have any questions about Royal Park Place or the Royal Atrium Inn — or if you would like to schedule a visit — please call me! I can be reached at 616-772-2224.

Sincerely,

JEFFREY V. ZYLSTRA

140612

SAMPLE WEEKLY MENU

Among our finest features are the daily meals prepared by Creative Dining Services. In a recent week, Royal Park Place residents enjoyed the following:

SUNDAY ❁

Cream of Asparagus Soup, Tossed Green Salad

Salmon Patty, Ham Steak w/ Pineapple

Vegetable Blend, Sweet Potatoes, Wax Beans

Assorted Dinner Rolls

Chocolate Pudding, Low-sugar Oatmeal Cookie

MONDAY ❁

Tossed Salad

Mandarin Orange Chicken or Baked Shrimp

Wild Rice, Blended Vegetables, Italian Flat Beans

Assorted Dinner Rolls

Lemon Tart, Low-sugar Lemon Tart

TUESDAY ❁

Potato & Ham Chowder, Citrus Salad w/ Honey Yogurt Dressing

Chicken Teriyaki, Sweet & Sour Meatballs

Buttered Noodles, Scandinavian Blend, Corn

Assorted Dinner Rolls

Ice Cream w/ Chocolate Sauce, Fresh Fruit

WEDNESDAY ❁

Beef Noodle Soup, Mixed Greens Salad

Turkey w/ Apple Raisin Sauce or Tilapia w/ Almonds

Au Gratin Potatoes, Zucchini & Tomatoes, Glazed Carrots

Sourdough Rolls

Cheesecake or Low-sugar Cheesecake

THURSDAY ❁

Cream of Cauliflower and Cheddar Soup, Pasta Salad

Baked Chicken or Roasted Pork

Mashed Potatoes w/ Gravy, Garden Vegetable Blend, Green Beans

Assorted Dinner Rolls

Cherry Cobbler, Low-sugar Cherry Pie

FRIDAY ❁

New England Clam Chowder, Tossed Green Salad

Meatloaf or Turkey Pot Pie w/ Corn Bread Topping

Peas & Mushrooms, Asparagus, Mashed Potatoes w/ Gravy

Assorted Dinner Rolls

Banana Cream Pie, Low-sugar Banana Cream Pie

SATURDAY ❁

Minestrone Soup, Caesar Salad

Taco Salad or Chicken Dijon

Sweet Potatoes, Blended Vegetables, Spinach

Assorted Dinner Rolls

Egg Custard Pie, Low-sugar Egg Custard

ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:6167722224) · www.providenceliveservices.com

LIVING OPTIONS AT ROYAL PARK PLACE

CHOOSE THE SIZE AND OPTIONS THAT MEET YOUR NEEDS

The condominium apartments at Royal Park Place are organized into five categories according to size. Within each category, we have a variety of floor plans to choose from. When you find the category that meets your needs, let us know, and we can tell you what specific units are currently available.

At any given time, approximately 50% of Royal Park Place units are being leased. Monthly leases range from \$500 to \$1,000, plus a monthly fee that includes the condo fee, club fee, and meal plan. Units leased usually have a six-month, one-year, or two-year term.

NOTE: The selling or leasing price of each condo is determined by the current owner.

The Aster

Approximately 522–530 square feet

All Aster floor plans are 1-bedroom, 1-bath

Monthly fee: \$988, plus rent if applicable

The Bluestem

Approximately 563–571 square feet

All Bluestem floor plans are 1-bedroom, 1-bath

Monthly fee: \$1,000, plus rent if applicable

The Juniper

Approximately 603–663 square feet

All Juniper floor plans are 1-bedroom, 1-bath

Monthly fee: \$1,008–1,024

plus rent if applicable

The Spruce

Approximately 758–859 square feet

Spruce floor plans include 1 or 2 bedrooms with 1, 1-1/2, or 2 bathrooms

Monthly fee: \$1,049–1,063,

plus rent if applicable

The Dunes

Approximately 870–1,058 square feet

Dunes floor plans are all 2-bedroom units with 1, 1-1/2, or 2 bathrooms

Monthly fee: \$1,079–1,095,

plus rent if applicable

Transaction Coordinator:

PARK PLACE REALTY GROUP | 616-772-2224

SALES: **Jeff Zylstra** jeffz@provlife.com

Mary Soule msoule@provlife.com

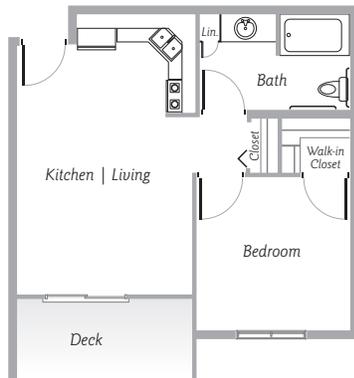
ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:616.772.2224) · www.providenceliveservices.com

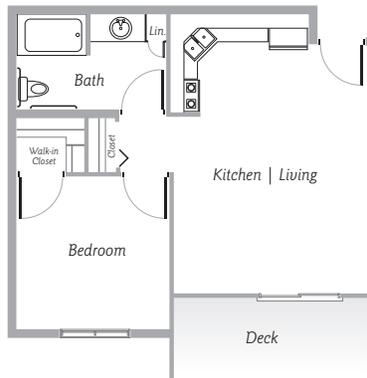
SAMPLE FLOOR PLANS

NOTE: Pictured below is the most popular floor plan in each category. In the Juniper, Spruce, and Dunes, additional layouts may be available. Ask Park Place Realty Group which specific floor plans are available in the categories you are interested in.

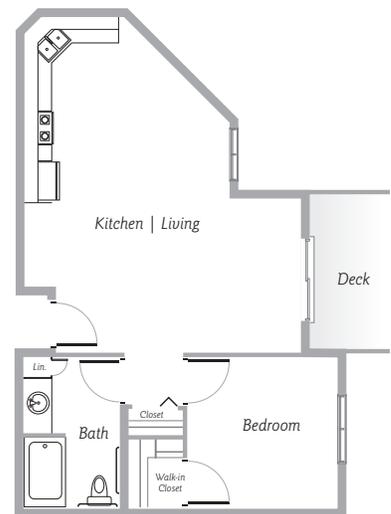
The Aster



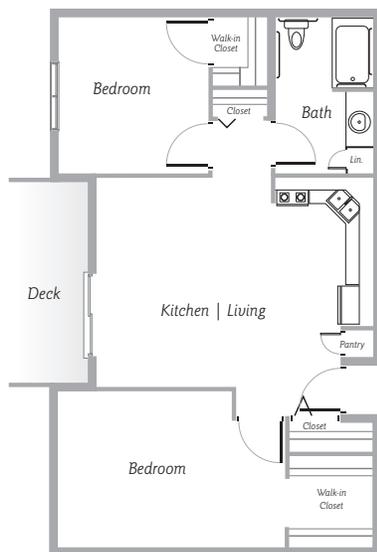
The Bluestem



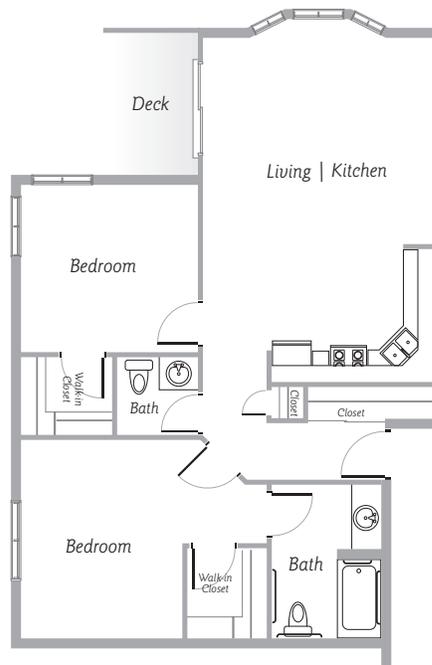
The Juniper



The Spruce



The Dunes



ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:6167722224) · www.providenceliveservices.com

CONDOMINIUM OWNERSHIP

Condominium ownership at Royal Park Place has similar advantages and responsibilities associated with ownership of other types of property. The primary benefits are no monthly lease payments, and the right to vote on condominium association decisions. There is potential for gains or losses on the value of the Royal Park Place condominium, similar to properties in our surrounding community. Our owners are required to pay annual property taxes to the city of Zeeland based on the condominium purchase price. In general, the longer a Royal Park Place condominium is owned, the more likely there will be a gain when compared to leasing.

Total market value of a Royal Park Place condominium consists of three fees: the condominium purchase price, the club membership fee, and the condominium transfer fee. These fees are paid by the purchaser. When the condominium is re-sold, the owner receives the condominium purchase price, approximately 75% of the current total market value at the time the condominium is sold.

CONDOMINIUM PURCHASE PRICE | The value of the individual condominium from the drywall inward including the flooring, appliances, counters, cupboards, sinks, faucets, tub/showers, toilets, light fixtures, air conditioner, thermostat, blower, window shades and blinds.

CLUB MEMBERSHIP FEE | Part of the benefit of owning your condominium is the beautiful community center available to all club members, and our condominium bylaws require present and future co-owners to become members of the Royal Park Place Club.

The cost of this community center could have been added to the **purchase price** of the individual condominium units, but we decided to keep it separate so that property taxes could continue to be based on the individual condominium only.

The cost of a life-time, not-transferable* club membership fee is \$7,800. However, in no event may the club transfer fee exceed a sum equal to 12% of the condominium purchase price, and the club membership fee will be reduced in those cases. Royal Park Place retains ownership of the community center, including all responsibility and liability, while your club membership gives you use of the facilities, staff, and programs offered in the community center.

**This membership benefit can be transferred to tenants who lease for a term of less than three years. Tenants with a term of three years or more are required to become a member of Royal Park Place by paying the membership fee of \$7,800.*

CONDOMINIUM TRANSFER FEE | to provide for additional funds for the payment of operating expenses, for the sustainment of a healthy reserve fund that provides for capital expenditures involved with maintaining the common elements and community center, and for the compensation to Park Place Realty Group for services and costs related to marketing, purchasers are required to pay a condominium transfer fee that equals 15% of the condominium purchase price. This allows our residents relief from many responsibilities of property management and confidence the property will be well maintained on their behalf.

ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:616.772.2224) · www.providenceliveservices.com

SECURITY SERVICES

Royal Park Place has staff on duty 24 hours a day to provide assurance of coverage for emergency needs. Entrance doors are locked every evening, and an electronic alarm system is activated throughout the night.

Royal Park Place is equipped with a 24-hour emergency response system. Pull-cords in each unit are available to alert the staff within seconds of resident emergencies. Staff are then able to respond to the call and alert family, doctor, and/or ambulance as needed. Because Royal Park Place is a Retirement Living community, responding staff members are not trained to or expected to provide any type of medical care to residents.

Each apartment is equipped with a check-in feature that will alert the staff at 9:00am each day if a resident has not checked in. Each morning, residents are expected to press a small black button on the pull-cord box to register their check-in. If a resident has not checked in by 9:00am, staff will telephone the resident's room; if no one answers, staff will go to the resident's room in person. This check-in system assures residents of their independence while also guaranteeing that staff will be alerted to possible problems no later than 9:00am.

An optional, wireless, call-light pendant is available for our residents to wear and to activate if they experience an emergency while in the Royal Park Place building but out-of-reach of their pull-cord. The monthly fee for this service is \$20. This wireless pendant, like the pull-cord, will notify our staff within seconds when activated. The technology provides staff with the name of the resident activating the alarm and his or her location in the building. Staff will be able to go to the resident immediately and respond to the situation by calling the family, doctor, and/or ambulance as needed.

In addition to the 24-hour emergency call system and the resident check-in system, Royal Park Place also has access to the care staff at Royal Atrium Inn. Regular blood pressure testing can be scheduled within the building. Additional services may be contracted with any home care agency.

ENVIRONMENTAL POLICY

The Royal Park Place Condominium Association bylaws state, "No residents shall use their units in any manner which will interfere with or impair the rights of any other resident in the use and enjoyment of his or her unit, the common elements, or the community center." Consequently, no pets are allowed, and Royal Park Place is a smoke-free environment.

ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:616.772.2224) · www.providenceliveservices.com

WHAT IS COVERED BY YOUR MONTHLY SERVICE FEE?

All residents of Royal Park Place benefit from outstanding service and amenities. Our staff is responsible to manage the community center and common areas, to prepare delicious meals, and to provide life enrichment opportunities. For these services, both those residents who own their unit and residents who lease their unit pay a monthly service fee. The monthly service fee consists of the Condo Fee, the Club Fee, and the Meal Plan outlined below.

MEAL PLAN

The standard meal plan consists of 25 hearty, noon meals per month, served by friendly waitresses, and daily continental breakfast buffet. Additional noon meals and/or evening meals are available for purchase.

Condo Fee

Utilities

Water/Sewer
Electric
Gas Heat

Exterior Building Maintenance

Garbage Collection
Snow Removal
Grounds Maintenance
Pond Maintenance

Cleaning and Maintenance of Common Elements*

Laundry Facilities

Fire System Maintenance

Community-wide Wifi

*Common Elements include corridors, stairways, sunrooms, elevators, and laundry rooms.

Club Fee

24-hour emergency call system

Office Staff

Evening/Weekend/Overnight Staff

Chaplain

Social and Recreational Activities

Senior Fitness Trainers

Scheduled Bus Transportation

Cleaning and Maintenance of Community Center**

Mortgage, Insurance, and Property Taxes of Community Center

Pool Table and Exercise Equipment

Guest Room Availability

Annual Membership to Evergreen Commons (upon request)

**Community Center includes the main lobby, library, dining rooms, café, beauty/barber shop, exercise room, and offices.

ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:616.772.2224) · www.providenceliveservices.com

OPTIONAL SERVICES

Residents of Royal Park Place can take advantage of the following services as needed.

| | |
|-------------------------------|---|
| Barber/Beauty Shop: | Charges determined by operators |
| Copies: | \$.10 <i>page</i> |
| Extra Meals: | \$10.40 <i>for noon meal</i> (holidays and special meals excluded) \$2.50 <i>for continental breakfast</i> (for non-residents) \$4.50 <i>for evening dinner available in the cafe</i> |
| Door-to-Door Garbage Pick-up: | \$10.00 <i>month</i> |
| Faxes: | \$1.00 <i>page to send or receive</i> |
| Garage Rental: | \$45 <i>month</i> |
| Guest Rooms: | \$50 <i>night for stays of one night</i> \$30 <i>night for stays of more than one night</i> |
| Housekeeping Services: | \$20 <i>hour</i> |
| Maintenance Fees: | \$12 <i>hour if more than 15 minutes</i> (Association pays for maintenance of less than 15 minutes) |
| Meal Delivery: | \$2.00 <i>meal</i> |
| Private Transportation: | \$20 <i>hour</i> |
| Property Taxes: | Vary by unit value and payable to City of Zeeland (Taxes are included in monthly lease fee for residents who are renting a unit) |
| Storage Rental: | \$10 <i>month</i> , or \$20 <i>month for double units</i> |
| Wireless Pendant: | \$20 <i>month</i> |

Prices as of 1/1/2014, subject to change

ROYAL PARK PLACE RETIREMENT LIVING

500 Parkside Drive · Zeeland, MI 49464 · 616.772.2224 [phone](tel:6167722224) · www.providenceliveservices.com