



Managed by
Merit Property Management, Inc.

The Talega Lifestyle Corporation (TLC)

The Talega Lifestyle Corporation (TLC) is an organization that was established by the master developer in the early planning stages of the project to foster a sense of community within Talega of San Clemente. Its purpose is to promote the common good and general welfare of the people of Talega through civic betterments and social improvements. TLC accomplishes this through the promotion and implementation of social opportunities, community programs, recreation and technology.

Structured as a community service organization, the Talega Lifestyle Corporation is governed by a Board of Directors. The board meets on a routine basis to make the business decisions of the TLC. One decision the board makes prior to each fiscal year is the adoption of a calendar of events. Typically, there are 18-22 events that take place each year, such as the Summer Celebration, Spring Eggstravaganza, Comedy Night, Harvest Festival and Casino Night Fundraiser to name a few. In addition, the TLC has established community programs and clubs based on resident interest.

The TLC is funded by "Lifestyle Fees" that are generated on all first-time home purchases and re-sales. The "Lifestyle Fee" for a home being purchased for the first time is 1/8 of 1% of the sale price of the home. The "Lifestyle Fee" for a re-sale is 1/4 of 1% of the sale price of the home. The "Lifestyle Fee" is paid at the close of escrow and is used solely to support and sponsor the Talega Lifestyle Corporation.

Questions and Answers About The Talega Lifestyle Corporation

1. *How does the Talega Lifestyle Corporation (TLC) differ from the Talega Maintenance Corporation (TMC)?*

The governance structure of the Talega Maintenance Corporation is similar to a traditional homeowners association. TMC is responsible for the maintenance of all common areas, which include landscaping, streets, lighting, etc. TMC is also responsible for aesthetic review, rules enforcement and the management of recreational amenities such as the Talega Swim & Athletic Club. Each Talega homeowner has automatic membership in the TMC and is required to pay a monthly assessment.

The purpose of the Talega Lifestyle Corporation is to foster a sense of community within Talega and to sponsor programs that outreach the surrounding population. The TLC does not maintain any property nor enforce any rules; it is designed to sponsor programs and events.

2. *Who coordinates the TLC events and how do I get involved?*

The TLC has an event coordinator on staff that drives events and programming. This position is funded through the TLC budget. Events are coordinated through a partnership between the event coordinator and community volunteers. The TLC always welcomes feedback and suggestions on existing events or suggested events. There are many volunteer opportunities associated with TLC. Community volunteerism is the engine of TLC and will determine the future of the organization. If you are interested in volunteering, please visit the office at the Swim & Athletic Club or contact them at (949) 361-8466.

3. *Who oversees the TLC and appoints the Board of Directors?*

The sole member of the TLC is the master developer, Talega Associates, LLC. The sole member has the right to vote as set forth in the TLC Legal Documents. Ultimately, the sole member will assign its membership to the Talega Maintenance Corporation at a time specified in the TLC Bylaws.

4. *Who is required to pay the Lifestyle Fee, the buyer or the seller?*

The Lifestyle Fee Agreement does not specify the responsible party for the payment of the Lifestyle Fee. For re-sale transactions, the fee can be paid by either the buyer or seller, or split 50-50.

5. *Is the Lifestyle Fee required to be paid again if I move?*

Yes. The Lifestyle Fee is required to be paid upon each re-sale transaction. The re-sale Lifestyle Fee is 1/4 of 1% of the sale price of the home. This fee is the main source of revenue generation for the TLC.

6. *How do I submit input to the TLC?*

Correspondence to the TLC can be addressed to the TLC Board of Directors in care of The Merit Companies at One Polaris Way, Suite 100, Aliso Viejo, CA 92656. The Board of Directors is happy to receive input, as events, programs and clubs are determined based on this input.