7380 W. Sand Lake Road
Suite 130
Orlando, FL 32819
LemonjuiceSolutions.com

October 11, 2025

**Dear Mountain Meadows Owners,**

Lemonjuice Solutions is proud to share an important update following the successful conclusion of the Crexi auction held on Wednesday, September 24, 2025, for the sale of the Mountain Meadows Townhomes. This success was the result of a collaborative effort between the Mountain Meadows Association Board Members, CREXI, the Exit Realty team, and the Lemonjuice Resorts Reimagined team, whose dedication and coordination ensured a positive outcome. The property sold for $2,825,000.00, reflecting both the strength of the market and the lasting value of the Mountain Meadows community.

## What Happens Next?

**Finalization of the Sale:**
The legal and financial processes related to the closing of the sale began immediately after the sale. This includes title transfer, verification of funds, and necessary documentation. Mountain Meadows Townhomes is expected to have an October 28, 2025, closing.

**Distribution Planning:**
Once the closing is finalized, we will begin preparing for the fair and transparent distribution of proceeds. This process typically takes 60-90 days following final closing.

**Ongoing Communications:**
We are committed to keeping you informed every step of the way. Expect regular updates via email and postings on the owner information website.

## Distribution Methodology

To ensure fairness and efficiency, all sales proceeds will be combined and distributed in a single lump-sum payment once all unit sales and final accounting are complete. Each former timeshare owner (tenant-in-common) holds a deeded ownership interest, and each owner's share will be calculated based on total proceeds and final reserve balances.

Before disbursement, any amounts owed by an owner to the Association, including past-due maintenance fees, special assessments, late fees, interest, and documented collection costs outstanding as of the Balance Cut-Off Date, will be deducted from that owner's distribution. The net amount, if any, will be issued. If an owner's outstanding balance equals or exceeds the gross distribution, no payment will be issued, and the remaining balance will continue to be owed.

For clarity, the "Balance Cut-Off Date" refers to the last business day prior to the issuance of distribution checks. The specific cut-off date will be communicated to all owners after the sale closing scheduled for October 28, 2025.

## Tax Form Requirement for Distribution

To process and release distribution checks, tax documentation is required for all recipients. Owners who have not yet submitted their form are encouraged to do so promptly to avoid delays in processing distributions once sales are complete.

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**U.S. residents:** A W-9 form must be completed before any distribution check can be issued. All fields, including your Social Security Number, are mandatory. Only one W-9 form is required per household. If co-owners listed on the same deed do not live together or file taxes separately, each must complete a separate W-9.

**Foreign owners (including Canada):** FIRPTA (Foreign Investment in Real Property Tax Act) requires foreign sellers of U.S. real estate to pay tax on any gains from the sale. Lemonjuice Solutions is required to withhold necessary taxes under FIRPTA and remit them to the IRS. We encourage foreign owners to consult their tax professional.

**Forms can be submitted securely at (*Preferred Method*):** https://qrco.de/bfvZ1W

**To print a hard copy form:**
Visit the IRS website: https://www.irs.gov/pub/irs-pdf/fw9.pdf

**Mailing Instructions (if you prefer to mail your W-9):**

Lemonjuice Solutions
Attn: Mountain Meadows Reimagined
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**Need Assistance?**
For the latest updates and FAQs, visit the Owner Portal: https://mountainmeadowsrestructuring.info.
For personal assistance, email mountainmeadowsreimagined@lemonjuice.biz or call 970-341-9976**.**
Thank you for your continued support throughout this transition. Lemonjuice Solutions remains committed to transparency, integrity, and exceptional service. Our team is here to answer your questions and provide guidance every step of the way.

Sincerely,

**Lina Rocha-Perez**
Vice President
Resorts Reimagined™

Resorts Reimagined™
BY LEMONJUICE SOLUTIONS