



November 26, 2025

Dear Former Mountain Meadows Owners,

We are pleased to share a positive and important update regarding the future of Mountain Meadows. Although the closing experienced some delays and unexpected hurdles along the way, we are happy to confirm that Mountain Meadows has officially been sold **for \$2,825,000**.

As you may recall, the original closing date was scheduled for **October 28th**. Due to issues that required additional coordination, document corrections, and final verification steps, the closing was ultimately completed on **November 4th**. While the delay was not ideal, overcoming these challenges has ensured a clean, accurate, and compliant closing—protecting the interests of all former owners.

This sale marks a positive, successful result for the community, and we sincerely thank each of you for your patience, cooperation, and trust throughout this complex process.

Now that the sale is complete, we have entered the **post-closing distribution phase**. This phase includes:

- Final accounting and reconciliation
- Payment of remaining Association obligations
- Allocation of sale proceeds
- Preparation of tax documentation
- Verification of ownership and required IRS forms (W-9/W-8BEN)

As previously communicated, this phase generally requires **60 to 90 days from the date of closing**. Based on the November 4, 2025, closing date, distributions are currently expected in **early January through early February 2026**, assuming required owner documentation is received and verified.

We understand that receiving your funds is important, and please know that we are working diligently to complete this process accurately and efficiently. You will receive further updates as we progress through the distribution steps.

Tax Form Requirement for Distribution (Reminder)

To process and release your distribution checks, tax documentation is required for all recipients. If you have not yet submitted your form, please do so promptly to avoid delays in processing distributions now that sales are complete.

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. Withholding is a standard IRS requirement for foreign sellers and does not necessarily reflect your final tax liability.



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

Secure upload (preferred): <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
7380 W. Sand Lake Road, Suite 130
Orlando, FL 32819

Additional details are available in the enclosed FAQ and on the owner portal at
<https://mountainmeadowsrestructuring.info/>

Need Assistance?

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,

A handwritten signature in blue ink, reading "Lina Rocha-Perez".

Lina Rocha-Perez

Vice President

Resorts Reimagined™

