



October 16, 2023

RE: Timeshare Program Termination and Next Steps

Dear Mountainside Resort at Stowe Owner,

On or about September 18, 2023, and/or September 25, 2023, Timeshare Owners voted to approve amendments to the resort Timeshare Declaration and the termination of the timeshare program for 33 units. Over 90% of the votes cast were to approve the termination of the timeshare program. The votes are tallied by the plurality of each unit, this resulted in a unanimous decision to terminate. As a result, these units are no longer subject to the timeshare form of ownership. For your records, below are the voting results for both the approval of the Declaration Amendments as well as the Timeshare Termination. Both whole unit owners and timeshare owners participated in the vote for the Declaration Amendments (the full language of which can be found at <https://mountainsideresort.com> by visiting the owner forum). Only timeshare owners in good standing participated in the Timeshare Termination vote.

Declaration Amendment Results

Whole Owners Yes: 49
Individual TS Yes: 131
Individual TS No: 16
Association owned weeks Yes: 1109
Final Count to Amend Declaration:
82 (49 + 33 TS) 93.2%

Timeshare Termination Results

Individual TS Yes: 128
Individual TS No: 26
Association owned weeks Yes: 1109
Final Count to Terminate
Timeshare: 100%

Since the timeshare program has now been terminated, timeshare owners are now legally classified as Co-Owners or Tenants-in-Common (“TICs”). As provided in the Declaration Amendment, the Board can adopt rules to administer the resort until all units impacted by the timeshare termination are fully sold. For the remainder of the year 2023, the resort is expected to operate status quo. If owners have current reservations in 2023, they will remain in full force as will any other benefits you have of record in your existing account. Below is further information regarding the next steps for Mountainside Resort at Stowe.

Co-Owners / TICs Usage of Weeks:

- Any Co-Owners / TICs who have paid 2023 maintenance fees can continue use of their week in 2023.
- Co-Owners / TICs Rentals: In 2024, Co-Owner Rental Rates (“CORR”) have been established for vacation at Mountainside Resort at Stowe during any time(s) preferred, based on availability. Co-Owners / TICs will not have rights to occupy their deeded interest/week.
- CORR has been determined relative to market demands and size of unit and will receive on average a 30% discount on all 7-night rentals, and 20% on any less than 7-night rentals. Discounts are subject to change based on demand and availability. In order to receive the discount, all Co-Owners / TICs must be current on 2023 Maintenance Fees. To make rental reservations for 2024, Co-Owners / TICs may call CoolVacay at 302-581-9342 to book a reservation.
- Co-Owners / TICs options will be made available for those who wish to continue to have a travel product such as other timeshare destinations travel clubs or memberships. If you are interested in

learning more about Trapp Family Guest Houses or Inn Seasons Resorts please email mountainsidereimagined@lemonjuice.biz.

Budget, Declarations + Bylaws:

- **The 2024 budget was approved on October 9, 2023.** In the current state, Co-Owners / TICs will not be billed any maintenance fees or special assessments, and for Whole Owners, there is no increase to Condo Fees for 2024. The Association will work to sell units quickly to avoid further costs.
- Articles of Termination will be filed to document that the timeshare regime at Mountainside Resort at Stowe has been terminated. The Declaration and Bylaws will be redrafted to 1) correct references to timeshares 2) limit the number of units that may be purchased by an individual or entity 3) clarify methods for ratifying budgets and 4) increase the percentage of owners required to amend the Association's documents. Other amendments to the Bylaws are anticipated..
- During the annual meeting, when board members are elected, Co-Owners / TICs will still be eligible to run and serve, but as the timeshare units are sold, Co-Owners / TICs will be replaced by whole-unit owners.

Sale of Units:

- After the documents that certify the termination of the timeshare program have been filed and recorded, the 33 timeshare units will be ready for sale. Brokers are being interviewed, and a plan to offer the units for sale will move forward with the goal of maximizing the market value of the timeshare units. This will generate income for the condominium association as well as support home values within Mountainside Resort at Stowe. **We estimate that competitive market analysis and broker selections will be completed ASAP, with a goal to begin sales on or before December 1, 2023.** Units will be selected and sold via random number generator and not in particular order. Once pricing and a broker are confirmed, there will be a letter to notify owners that units are available to purchase. If you would like to express interest in purchasing a condominium ahead of time, please email: mountainsidereimagined@lemonjuice.biz.
- Sales are expected to continue until the summer of 2024. Sales will be negotiated with the listing broker(s) to allow the association to sell directly to any existing owners without sales commissions for both buyer and seller. However, owners are not entitled to discounts beyond the broker commission savings since the Association has a duty to sell the units at the highest and best prices and terms.
- The Association, as owner of some of the timeshare interests, will receive its pro-rated share of the net sale proceeds from the timeshare units. Those funds will go into the Association's reserves for capital projects.

The Board of Directors would like to thank all of you for your patience and participation as we work through these labor-intensive steps. As always, please feel free to email any questions or concerns to mountainsidereimagined@lemonjuice.biz and please note that the Owner's Forum website is home to Frequently Asked Questions and Answers that will be updated regularly. We look forward to working with each of you as we move forward to the next phase of life for Mountainside Resort at Stowe.

Thank you,

Niall Brennan, President