



Roundhouse Resort

Frequently Asked Questions

Thank you for your commitment and dedication to the positive changes at the Roundhouse Resort. Let's stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. Should the below not address your question, please feel free to email us at roundhouserestortreimagined@lemonjuice.biz or roundhouserestort.info for regular updates. You can reach Lemonjuice's Owner Support Line at 928-638-5180

Revised 03/24/2025

Q: Can I still use RCI for trading or bonus vacations?

A: Yes, RCI usage is available as long as your membership is active and the week was properly banked. Please get in touch with the resort directly by phone at 928-369-4848.

Q: What if I have a reservation already scheduled?

A: Existing reservations, including those for upcoming months like June, are expected to be honored unless notified otherwise.

Q: Is the property currently on the market?

A: The property is in the preparation stage for listing. Updates will be provided as it progresses.

Q: Will owners be allowed to purchase individual units?

A: That is currently being reviewed. Opportunities may be made available pending the structure of the sale.

Q: What happens if the property doesn't sell quickly? Are more dues possible?

A: Additional assessments may be considered only if necessary. The team is working to avoid that scenario.

Q: Will a recording of this meeting be available?

A: Yes, the recording will be posted at <https://roundhouserestort.info>.

Q: What if I have a reservation already scheduled?

A: Existing reservations, including those for upcoming months like June, are expected to be honored unless notified otherwise.

Q: Please clarify the status of the "Garner" block of weeks relative to owners who purchased at retail, especially regarding the distribution of proceeds from the sale of the property.

A: The "Garner" block of weeks refers to a group of timeshare intervals that were either retained by the original developer or a related party (referred to as "Garner") and were not sold to individual retail owners. These weeks were acquired through Bankruptcy and are not subject to any share in distribution.

These weeks are being reviewed to determine:

- **Current ownership status**



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- **Whether dues were paid or usage rights maintained**
- **Their eligibility to participate in sale proceeds**

At this time, **only valid, dues-paying ownership interests**—typically held by retail purchasers—are expected to be included in the **distribution of proceeds** from the property sale. Any block weeks (such as the Garner weeks) that are not in good standing or not considered active ownership interests **may be excluded** from the revenue distribution.

Q: My spouse, who was also listed on the ownership, has passed away. What should I do, and how does this affect my ownership and rights to proceeds from the property sale?

A: If your spouse is deceased and you were both listed as owners, the next steps depend on how the ownership was legally recorded:

- If the title was held as **joint tenants with right of survivorship**, ownership typically passes directly to the surviving spouse. You would retain full ownership, and no additional action may be needed other than updating records.
- If the title was held as **tenants in common**, or if no survivorship clause exists, the deceased spouse's interest may need to go through **probate** to legally transfer it to you or another heir.

To ensure proper handling of sale proceeds and communication:

1. **Provide a copy of the death certificate** to Owner Support.
2. **Contact legal support** if probate or additional transfer paperwork is required.
3. Reach out to:
RoundhouseResortReimagined@lemonjuice.biz

Updating your records now will help ensure you receive any proceeds or correspondence tied to the ownership.

Q: I share ownership with siblings who are not paying their share of dues or participating. Can I remove them from the ownership?

A: Timeshare ownership is considered a legal interest in property, so removing a co-owner (even a non-paying one) is not something that can be done unilaterally. However, you have a few options depending on your situation:

1. Voluntary Transfer

If your siblings are willing, they can **sign a quitclaim deed** or other transfer document to remove themselves from the title. This is the **simplest and fastest option**.

2. Legal Action

If they are unwilling to cooperate, you may need to consult an attorney about **partitioning the ownership** or seeking a court-ordered resolution. This process varies by state and can involve legal fees.



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3. Impact on Proceeds

All **listed owners on the deed are legally entitled to a share** of any proceeds from the sale unless a legal transfer is completed. Their non-payment does not remove their ownership rights unless they have defaulted and lost their share through a legal process.

Q: Are the standalone rental cabins part of the Roundhouse Resort property sale?

A: No, subdivided as a separate parcel, titled as PVC at Roundhouse, and owned by a Hilton entity. This will not be included as part of the sale of Roundhouse.

Q: With the recent change to Tenants in Common (TIC) ownership, does this increase individual liability for owners? Has the insurance carrier been notified, and do we have adequate liability and property coverage?

A: This is an excellent and important question. The transition to a Tenants in Common (TIC) structure does shift the ownership model, but it **does not automatically increase individual liability** for each owner as long as proper insurance remains in place.

Here's what you need to know:

- **Yes, the insurance carrier has been notified** of the change in ownership structure.

Revised 03/06/2025

Q: If I pay my 2025 maintenance fees and my unit gets sold, will my maintenance fees get reimbursed to me?

A: Yes, if your week occurs after the unit is sold, you will be reimbursed for your maintenance fees.

Q: What will happen to future reservations?

A: This transaction will not affect any future reservations. If you currently have reservations, they will remain in full force and effect, as will any other benefits you have of record in your existing ownership. Roundhouse is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

Q: How long is this process going to take?

A: This process can take up to one year.

Q: What if I am behind on my maintenance fees?

A: If you have an outstanding balance associated with the interest, any share of the proceeds due to you will be reduced by the amount of any outstanding balance owed.

Q: If I decide to move forward, how much will I receive for my week?

A: This is related to whatever the fair market value is when units are sold. Rest assured it is in everyone's best interest if the sales price is the highest the market will allow. As we get closer, we will keep you updated on everything, including the expected proceeds, as appropriate.



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Q: What is the position of Capital/VRI after termination?

A: The board will negotiate in good faith an agreement for the best interest of all owners.

Q: Why is the distribution split 1/51 for all owners, regardless of the week's value?

A: Timeshare weeks are categorized (e.g., red for high demand, white for average, and blue for low demand), which affects their purchase and exchange value. However, sale proceeds are typically divided equally (1/51 per owner) for simplicity and fairness, as outlined in the governing documents. This avoids the complexity of assigning varying values to different weeks. For details, refer to the property's governing documents or consult the owners' association.

Q: What is the expected sale price for the units at Roundhouse?

A: The expected sale price for units will be based on market value at the time of sale. This value will depend on factors such as current demand, the condition of the property, and overall market conditions. Once the property is sold, net proceeds will be distributed among the owners according to the established process.