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

October 31, 2025

4 Seasons at Beech
Association of Co-Owners of 4 Seasons at Beech Condominium
608 Beech Mountain Parkway
Beech Mountain, NC 28604

Dear 4 Seasons at Beech Owners,

Lemonjuice Solutions is proud to share an important update following the successful closing on the sale of 4 Seasons at Beech. The property closed on October 20th and was sold to the DeFoor Group, a hospitality company out of Tennessee. The success of this project was the result of a collaborative effort between the 4 Seasons Association Board Members, the broker team, and the Lemonjuice Resorts Reimagined team, whose dedication and coordination ensured a positive outcome. The property sold for $2,800,000.00, reflecting both the strength of the market and the lasting value of 4 Seasons.

What Happens Next?

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.

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.

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):

Global Point Closing Services
C/O: 4 Seasons at Beech Escrow
Attn: Stefanie Bayse
122 N Laurel Drive
Clarkesville, GA 30523

Need Assistance?
For the latest updates and FAQs, visit the Owner Portal: https://4seasonsresort.info
For personal assistance, email 4seasonsreimagined@lemonjuice.biz or call 336-569-4494**.**
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,

Brian Miller
Vice President
Resorts Reimagined™