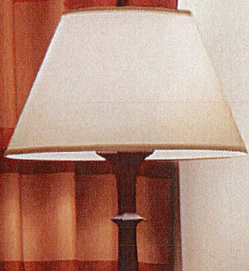
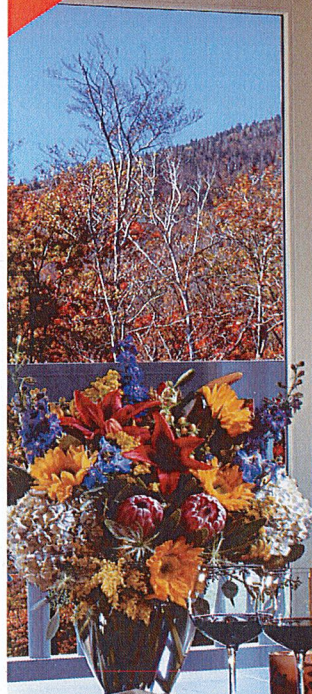


Whole Ownership



## THE LODGE RESIDENCES

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## THE LODGE RESIDENCES

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### INTERIOR DECORATING/FIT & FINISH

At The Lodge, nothing has been overlooked. The views, location, furnishings, attention to detail, member services and craftsmanship all thoughtfully choreographed to harmonize with the mountain environment; everything in place right down to the silverware. The interiors of The Lodge Residences will exceed your expectations and are elegantly furnished and appointed with a luxurious "Mountain" theme.

Wilson Associates is an internationally acclaimed design firm that put their signature on our interiors with their in-room architectural design. Since 1978, Trisha Wilson and her firm's goal has been to customize their approach for each client and incorporate a geographical flavor into each project by using local craftsmen, artisans and artists and involve them in the design of furniture, lighting, carpets and fabrics; they have offices in New York, Dallas, Los Angeles, Singapore, Johannesburg, and Shanghai.

In addition to the luxurious furnishings, your residence boasts the following:

- ❖ Nine-foot-plus ceilings with wooden accents
- ❖ Expansive floor to ceiling glass windows and private balconies
- ❖ Artistic encased gas fireplaces
- ❖ Natural stone encompassing the foyer and the kitchen floor
- ❖ Unique granite counter tops in kitchens and baths
- ❖ Lovely kitchenettes with top of the line appliances
- ❖ Solid core interior wooden doors
- ❖ State of the art Flat screen TV's
- ❖ Imported tile floors, walls and tub surrounds in every bathroom

Imagine your penthouse appointed in World Class Style.

WILSON  ASSOCIATES



## THE LODGE RESIDENCES

### AMENITIES

- ❖ Beautifully appointed Studio, 2 and 3 BR residences throughout The Lodge; full bath for each bedroom, lovely kitchenettes and full gourmet kitchens, luxury linens and beautifully appointed sitting areas.
- ❖ Luxury hotel amenities: services include valet serviced underground-heated parking, 24 hour room service, bellman, housekeeping upon request, in-house signature restaurant, outdoor pool with pool bar, game room.
- ❖ Luxury Spa and Fitness Center just steps away from your residence
- ❖ Full Access to The Lodge's two cozy wood burning fireplace lounges with cocktail and foodservice
- ❖ Shopping at Atmosphere, The Pantry and Beanery, and The Toy and Candy Co.

Arrive for your stay at the Porte Cochere where you are greeted by our friendly doorman. Your belongings will be whisked away to your room, your skis and equipment brought to ski valet and your vehicle will be driven into our heated underground garage.



*The Healing Lounge at The Spa*



## THE LODGE RESIDENCES

### 2019 ESTIMATED EXPENSES

	<i>Estimated SMLCOA Assessments*</i>	<i>Estimated Limited Common Elements Assessments</i>	<i>Estimated SPMOA Assessments*</i>	<i>Total Estimated Annual Costs</i>	<i>Total Estimated Quarterly costs</i>
<i>Studio</i>	\$6,938	\$224	\$865	\$8,026	\$2,007
<i>1 Bedroom</i>	\$7,217	\$224	\$1,282	\$8,722	\$2,181
<i>2 Bedroom</i>	\$20,398	\$671	\$1,974	\$23,042	\$5,761
<i>3 Bedroom</i>	\$27,767	\$895	\$3,484	\$32,146	\$8,037

\*Actual SMLCOA & SPMOA assessments are based on the square footage of the residence.

**The Lodge Condominium Owners' Association Assessments (SMLCOA):** Includes the cost for all utilities (water, electricity, propane, local telephone, high speed internet, & cable). Also includes the operation, management and maintenance of the condominium common element areas, management and applicable personnel, licenses and legal fees, audit fees and Board of Director's expenses. Includes common area insurance coverage for building replacement, fire and casualty, public liability, director's insurance and terrorism. Reserve funds are also included.

**Spruce Peak Master Owners Association (SPMOA):**

Includes operation, maintenance and management of Spruce Peak Community facilities such as common public roads, community pool, community ice rink/village green, village security, signage and landscaping in resort common areas. Collected by Condominium Association (part of community living cost).

Costs *not* included above are:

**Guest Services Fee:** Guest Services include front office (reception desk and check-in and check-out services), concierge services, recreational equipment valet, bell and door attendant services, night reception, pool attendant and outside laundry services, telecommunication, management, human resources, information technology, and accounting. The Lodge at Spruce Peak Unit Owners will pay Guest Services Fees monthly in arrears, in an amount equal to the actual number of Room Nights occupied for such Lodge Unit during the month multiplied by the estimated per diem Guest Services Costs in the adopted Guest Services Budget applicable to such year. A Room Night is defined as one guest room occupied by any Authorized Occupant for one night (Authorized Occupant is defined as the owner or any other guest authorized to occupy the residence including but not limited to tenants, exchange users, and any other permitted users). For example, a two bedroom unit with both bedrooms occupied for one night would count as two Room Nights. For 2019, the per diem cost for each bedroom is \$29.56.

• **Contents & Liability Insurance** for the Unit

• **Property taxes** for the Unit: Assessed values for The Lodge at Spruce Peak residences are typically 90% of market value and the current mil rate for Stowe is \$2.0017. Using this methodology, taxes for 2018/2019 are estimated at: Studio \$5,300; 1 Bedroom \$8,000; 2 Bedroom \$13,000; 3 Bedroom \$17,550.

## THE LODGE RESIDENCES

### 2019 ESTIMATED EXPENSES (CONTINUED)

#### Estimated Fees at Closing

	<i>ESTIMATED Working Capital Contribution to SMLCOA*</i>	<i>ESTIMATED Working Capital Contribution to SPMOA*</i>	<i>Pro-rated portion of SMLCOA, HOA LCE, &amp; SPMOA Dues</i>	<i>Activities Transfer Fee</i>
<i>Studio</i>	\$1,734	\$216	Pro-rated for the quarter depending on your closing date	1½ % of Purchase Price
<i>1 Bedroom</i>	\$1,804	\$320	Pro-rated for the quarter depending on your closing date	1½ % of Purchase Price
<i>2 Bedroom</i>	\$5,099	\$493	Pro-rated for the quarter depending on your closing date	1½ % of Purchase Price
<i>3 Bedroom</i>	\$6,942	\$871	Pro-rated for the quarter depending on your closing date	1½ % of Purchase Price

\*Actual SMLCOA & SPMOA contributions are based on the square footage of the residence.

**The Lodge Condominium Owners' Association (SMLCOA) Working Capital Contribution:** A non-refundable working capital contribution to the The Lodge Condominium Owners Association (SMLCOA) equal to ¼ of annual assessment (See above description).

**Spruce Peak Master Owners Association (SPMOA) Working Capital Contribution:** A non-refundable working capital contribution to the Spruce Peak Master Owners Association equal to ¼ of annual assessment (See above description).

**Activities Transfer Fee:** Funding the greater community, performing arts center, year round recreation programs (e.g. skating rink, community pool, walking trails, etc)

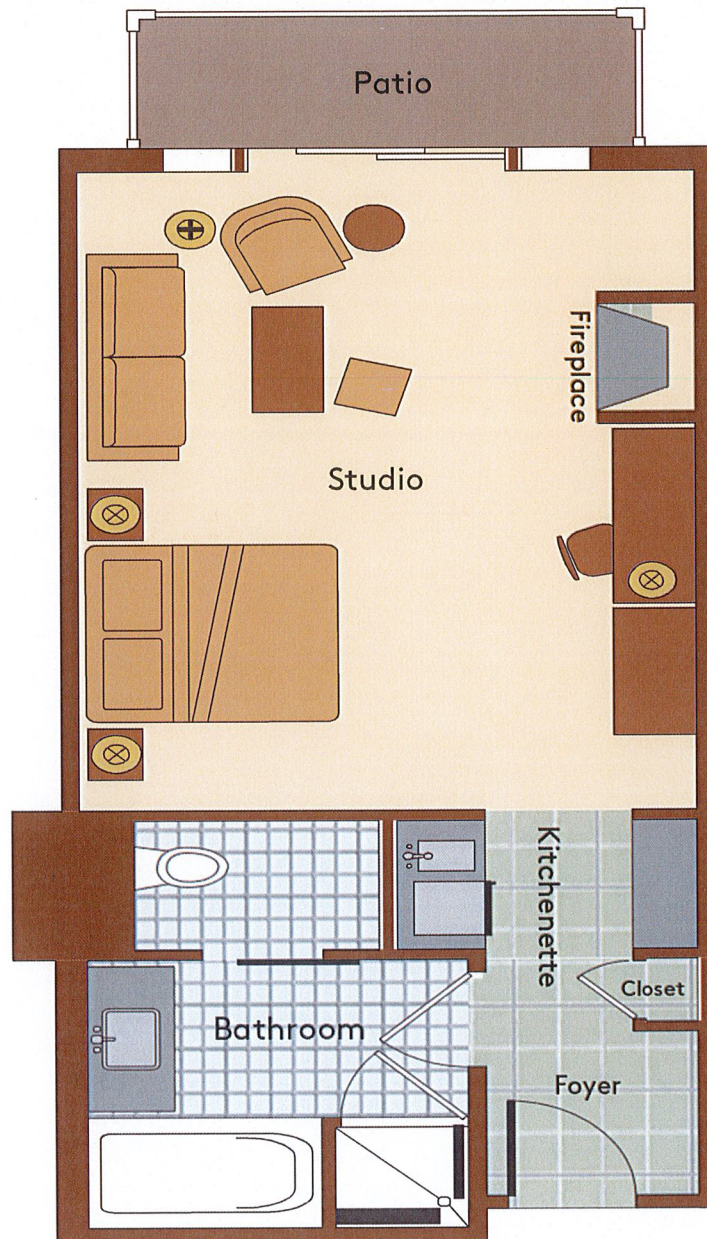
Other closing costs not included above are Vermont Property Transfer tax, pro-rated portion of Town of Stowe real estate taxes, recording fees, title policy, wiring fee, attorney fee, closing agent fee, any costs associated with a lender etc.

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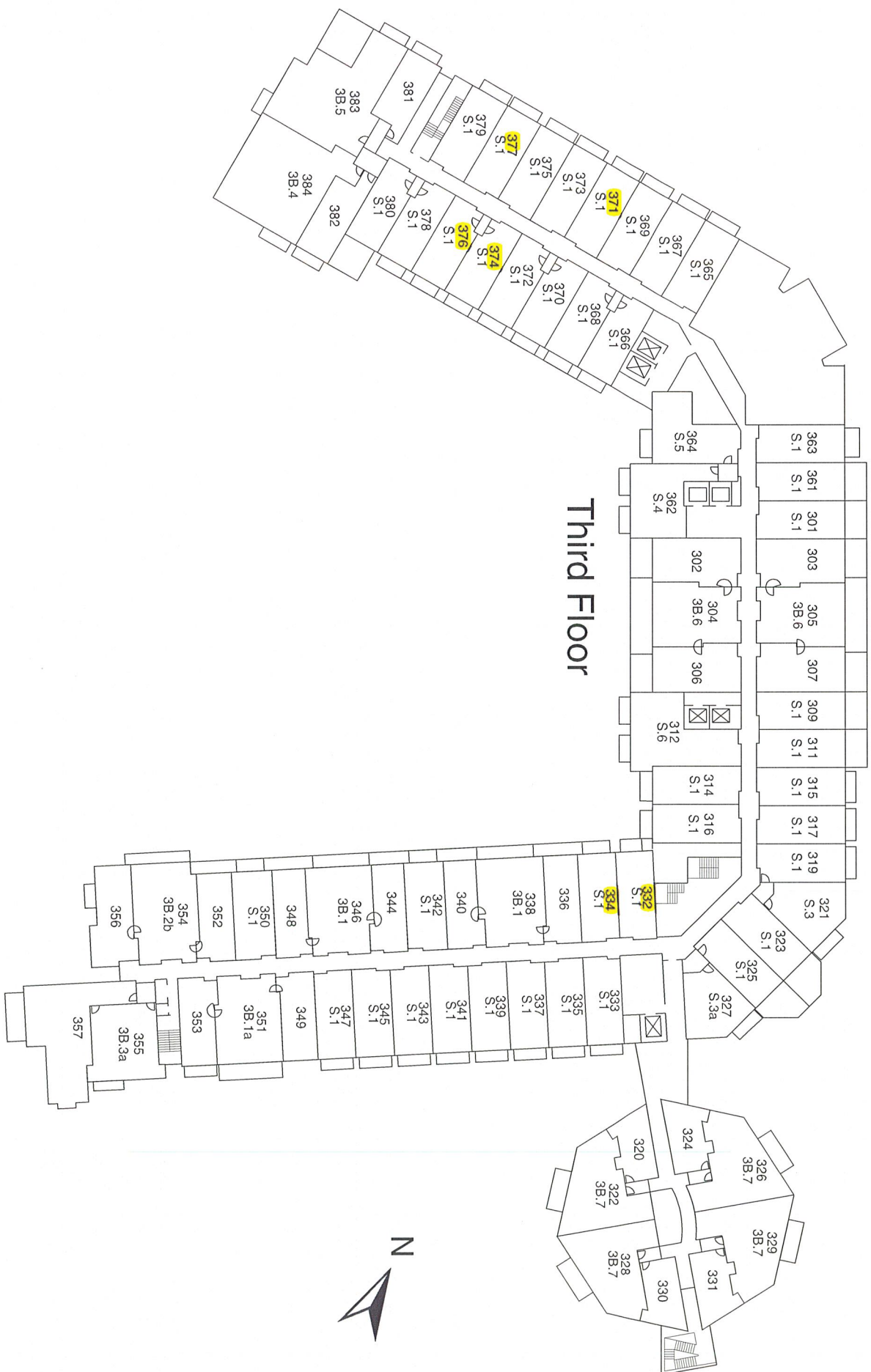
## THE LODGE RESIDENCES

### STUDIO



SPRUCE PEAK  
REAL ESTATE

Furniture layout and room dimensions subject to change. Rendering is an artist's interpretation only.



Spruce Peak Plaza Facing East

