



PALL SPERA COMPANY REALTORS, LLC

Mountainside Resort Home Owners Association - Monthly Fee

Monthly HOA Fee Allocation:

Operational Costs	\$498.00
Reserve Fund	\$159.00
Cable	\$12.00
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	<u>\$669.00</u>

Monthly Maintenance fee includes:

Water
Wi-fi
Snow shoveling
Snow plowing
Trash
Recycle
Landscape
Regular maintenance of unit
Resort reserves that fund Capital Plan

General Information, Owner Benefits

Specific Rental Information

Mountainside Resort at Stowe is located in the prestigious "Heart of Mountain Road" and 13 minutes to the slopes of Mt. Mansfield. The resort is made up of 88 units: 55 whole owners and 33 timeshare on 13 acres. The resort's 2010 renovation project is complete with all new siding, roofs, stairs, doors and energy efficient water system. It is managed by Vacation Resorts International (VRI) that provide exclusive travel benefits to owners

Ownership Benefits:

Rental Program - Mountainside office staff will handle all your rental reservations, cleaning and maintenance of your unit when you are not occupying it. At the end of the month you will receive a statement of all rental activity along with a check for rental proceeds.

24 Hour Maintenance - the resort has a full time maintenance staff to handle all your needs. Daily trash and recycle pick up, snow shoveling and plowing, landscape, yearly scheduled maintenance and repairs. The staff will serve your rental guests allowing for uninterrupted vacation time if a problem arises.

International Travel Exchange - Mountainside is the only resort in Vermont to offer 3 of the top exchange companies in the world. As an owner you can bank any number of weeks you want and exchange with RCI, Interval International and Vacation Resorts International. Mountainside has high trading power and as a VRI managed resort all you do is call a VIP number exclusively for your travel plans.

Activities - the resort offers a large indoor pool with Jacuzzi spa and sauna. Locker rooms with showers, hair dryers and towels provide a great convenience. There is an upstairs lounge with pool table, games, Snacks and TV.

In the front area of the resort is a large playground for children, gazebo with barbeques and tennis courts. Rackets, balls, sleds for the hills at the resort are all available at the front office.

A full library of movie DVD's are available at the front office for you and your guests.

Condo Ownership Split: 55 Wholly Owned vs 33 Fractional

The split varies between buildings.

Specific Rental Information:

- The rental units are booked on a rotational basis and by guest request, which may include bedding configuration, layout, view and upgrades.
 - Owners were provided with a list of standards that must be maintained in order to remain in the rental program.
 - Owners are provided with immediate repairs as they occur.
 - Rental Commission and Owner's Return:
 1. Initially affected by the cost of the cleaning, which is not a set fee.
 2. For short-term rentals up to 30 days: Mountainside receives the cost for cleaning fee plus 28% commission.
 3. For rentals longer than 30 days: Mountainside receives the cost for cleaning fee plus 20% commission.
 - Owners may use choose to use outside agents other than the Mountainside Rental Program, which would include Air Bnb, VRBO, etc. However, the only way to have Mountainside staff clean the units after a departure is for the owner to be enrolled in the Mountainside Rental Program. Mountainside will administer and charge for cleanings.
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The aforementioned information has been obtained through sources deemed reliable and valid but cannot be guaranteed. The data is based on information received from a credible source, but the Pall Spera Company Realtors LLC cannot warrant the complete accuracy.