

# The Sweetwater-Lift Lodge

Your Premier Family Resort in Beautiful Park City, Utah

## OWNER NEWS

Welcome to The Sweetwater-Lift Lodge located in Park City, Utah. Park City offers the USA's Largest Ski Resort, endless activities, year-round events and over 100 restaurants.

We've created this owner's guide to assist you in planning your annual vacation and help you create a lifetime of traditions and memories to share with friends and family in the years to come.



## Owner Guide to Planning a Lifetime of Vacations

We want the memories you create at Sweetwater-Lift Lodge to last a lifetime. Because you deserve it. Sweetwater-Lift Lodge is unique. In fact, it's a hidden gem nestled in the mountainside of Park City Mountain Resort. The location is unbeatable with the lifts being just 250 steps away. Something many other properties just can't claim. A main focus of Azzurro is to rediscover and build upon the reasons which caused owners to initially make their vacation investment here. We want to improve the experience with the property so that both owners and guests feel proud to call Sweetwater-Lift Lodge their vacation home.



### LOOK INSIDE!

#### Exchange Opportunities

See what exchange opportunities your ownership makes available to you.

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#### Bonus Time is a Great Owners Perk.

Stay for a night, two nights. No problem. Bonus time is a great owners' perk.

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#### Ownership Resale:

See your options to resell your unit.

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## Maximize your Ownership at Sweetwater-Lift Lodge

Reconnecting with your family leads to an enriching life.

### Weekly Activities!

#### WINE AND CHEESE NIGHT

Weekly: Monday evening 5pm-6pm

Unwind, sip and savor select wines during our weekly hosted wine and cheese hour.

#### MEXICAN FIESTA NIGHT

Weekly: Wednesday evening 5pm-6pm

Margaritas, chips and salsa and great company make our fiesta's muy bien!



#### WARM COOKIES AND COCOA AT CHECK IN

Weekly: Friday and Saturday evening 3pm to 5pm

Enjoy complimentary warm baked cookies and punch or Hot Cocoa while you wait for your room to be ready relaxing by the fire in the Lobby.

#### FAMILY MOVIE NIGHT

Weekly: Friday evening 8pm-10pm

We have a huge collection of the latest releases and blockbusters and make Theater style Popcorn to Make movies just like being at the Theater on our 65" screen.

#### CONTINENTAL BREAKFAST

Weekly: Sunday Morning 8:30am-10am

Pastries, Muffins, milk and cereal, Hot Coffee, all complimentary to welcome our guests for the week.





A quaint mountain town with a mountain of family friendly things to do!

## **BONUS TIME**

Owners are welcome to stay as many nights outside of their annual ownership week(s) through the use of bonus time. Stay a night, stay two nights, there is no limit to the vacation possibilities. Here are the guidelines.

- Bonus Time is subject to availability.
- Bonus Time can be reserved for any unit type.
- Bonus Time can be made 90 days or less in advance if booking for weekday stays and 30 days in advance if booking for weekend stays at the current rate.
- Maintenance Fees must be current.
- No Shows will be charged the entire amount of the reserved night's stay.
- First Reserved, First Served basis.

### **Bonus Time Nightly Rates**

Studios: \$90.00  
1 Bedroom: \$120.00  
2 Bedroom: \$145.00  
3 Bedroom: \$160.00

## **FRIENDS AND FAMILY**

**Let your friends and family use your week.**

- Simply call Owner Services and supply them with the name of your guest!

## **Vacation Banking**

Modify your existing reservation for a different date within the same year for a fee of \$80 or \$120 to move it into the following year, if done 60 days or more prior to your arrival

# There are many options available to you

## Vacation Banking

Things happen, we get that! You are able to “save” a week that you are not going to be able to use to utilize at another time!

Vacation Banking costs:

- \$80 to move your week to another time, **within the same year**
- \$120 to move your week to **the following year**.

Vacation Banked weeks can be used for Annual Reservations at Sweetwater-Lift Lodge or even deposited with an exchange company.



## Future Weeks

Trying to deposit weeks early with an exchange company? You can prepay your maintenance fees for the following year ahead of time and deposit the next year's week. Simply call the Owner Services Department!



## Splitting Your Weeks

You may split your week three ways to have multiple vacations throughout the year.

- Unit upgrades permitted.
- Split must be either a Saturday or Friday check-in or out.
- Cost for each split is \$80, but the last split is free.
- You can split into a 3 and 4-night stay or 3, 2, and 2-night stay. Reservation nights must line up on each night of a week and can be taken on separate reservations



## No Shows

We are committed to improving services at the property. Ensuring we have the proper staff in place is one of the elements that will allow us to do that. Managing expenses related to operating the property is another. It has been a surprise to see a high percentage of owner “no – shows” which range from 5 to 15 rooms per week. All we ask is that you contact our front desk if you plan on not utilizing your week. If done in advance, you can exchange your week. But more importantly, we will minimize the expenses we incur preparing for your arrival and your stay. It will allow us to better handle the staffing and utilities line items. A quick phone call to 435-200-0300 to reconfirm your arrival would be ideal.

# REAL ESTATE: NEW SALES AND REALES

## Send Us Your Owner Referrals!

The Sweetwater-Lift Lodge has a limited number of timeshare weeks available for purchase by new owners. If you have a friend or relative interested in owning a timeshare at Sweetwater-Lift Lodge, contact our Owner Services Department and we can help facilitate the purchase through our Resale Company.

## Your Timeshare is Real Estate

If you are buying or selling a deeded timeshare interest at Sweetwater-Lift Lodge on your own...remember that you are buying or selling real estate. The whole process will work much like buying or selling a home — with slightly less paperwork.

Title and escrow companies assist both the buyer and seller in “closing” the sale and ensuring the process is correctly documented (such as recording the new deed, and resort is notified of new owner, money transferred correctly, and so forth). There are additional costs involved in closing any real estate transaction. Make sure you are aware of all fees prior to closing.

Treat your timeshare as real estate because it is and use the same practices you would if you were purchasing your next home.

## Beware of Predatory Resellers

1. Be especially careful if a timeshare resale company contacts you first (rather than you contacting them). This is an immediate red flag.
2. Avoid giving your credit card number or paying any money to a company until you have a written contract. Reputable companies do not push you to give a credit card number or wire them money prior to seeing a contract and should be willing to allow you to determine the speed with which you wish to engage their services.
3. Always shop around and compare prices and services before deciding who gets your business.
4. Investigate the company you plan to do business with—the higher the fee they're asking, the more carefully you should investigate.
5. Don't give up the right to use your timeshare while you are selling unless you have decided to rent your week—for which you should receive the rental amount less any commissions after the rental is completed.
6. And remember that old saying: If it sounds too good to be true, it usually is.

There are basically three types of timeshare resale companies:

**Advertising Companies:** Advertisers are companies that only help you market or advertise your timeshare — they can't really help you close a sale or rental because all they are doing is advertising that your Sweetwater-Lift Lodge timeshare is available for sale.

**Licensed resellers:** They employ licensed real estate agents that can assist in all aspects of selling and renting.

**Non-Qualified:** Other companies who offer to buy your timeshare interest, take it away for a fee, help you give it to charity, or put your timeshare in a travel club or some other creative solution. Caution should be used with these companies especially if they contact you out of the blue as there are a number of fraudulent practices being used by some companies in this category.

## Amended Rules and Regulations:

We have Amended the Rules and Regulations of the property to ensure our owners, as well as the property itself is protected. Please refamiliarize yourself with the new transfer requirements in Section 22 of the Amended Rules and Regulations found in the owners section of the Sweetwater Lift Lodge website: <https://www.sweetwater-liftlodge.com/en-us/owners-section>.

# Maintenance Fees

## Property Tax Proportion of 2018 Maintenance Fees

Property Tax: \$9.32  
(This amount is included in your annual Maintenance Fee payment.)

## Annual Due Date

Maintenance Fee payments are due **October 1<sup>st</sup>** annually. **Late after October 15<sup>th</sup>**

## Avoid Late Fees

Owner's Maintenance Fees go towards running the resort. The Association has a strict collection policy. Late payments are assessed late charges, collection charges, finance and delinquent charges.

## Collection Policy

Accounts more than 90 days past due may be assigned to a third-party collection agency, risk a lien placed on their timeshare unit, Legal action including Foreclosure and a small claims court action, **a negative mark on their credit rating, or foreclosure.**



Your Maintenance Fees are assessed by the Association to cover the operating expenses of the resort. They are based on the number of intervals at The Sweetwater-Lift Lodge and pro-rated to your unit type. They are due and payable in one lump sum no later than October 1st of each year.

## 2019 Maintenance Fees:

- Studio - \$544
- One Bedroom - \$765
- 2BD 85, 86 & 87 - \$810
- 2BD 88 & 89 - \$739
- Ambassador 33 - \$812
- Executive 32 - \$812
- Presidential 31 - \$911
- 2BD Phase III - \$738
- 2BD Loft - \$812
- 2BD Phase V - \$726
- Loft 61 & 62 - \$833
- Loft 72-75 - \$833
- Topsiders - \$764



# AZZURRO

ICONIC • CONTEMPORARY PROPERTIES

We are pleased to provide an additional benefit to our owners with our partnership with RTX Exchange. This allows you as an Owner of Sweetwater-Lift Lodge to deposit your week and exchange for a wide variety of resorts worldwide. There is no annual membership fee associated with this benefit and is part of your current ownership with Sweetwater-Lift Lodge.

Here is how the program works.

1. Visit our exclusive RTX portal at [bluemountainexchange.com](http://bluemountainexchange.com) and create your 100% free account to start searching.
2. Once you have found a resort you are interested in, simply contact the Owner Services Department or call 1-888-292-4369 directly for the deposit and exchange of your week. Your vacation Specialist at the Lift lodge will be able to assist you with any questions you may have at 888-267-4811 or [owner@sweetwater-liftlodge.com](mailto:owner@sweetwater-liftlodge.com)
3. Pay the exchange fee of \$169.00, which covers the transaction of the exchange.

## **FREQUENTLY ASKED QUESTIONS:**

- There is an additional cost if you wish to book an exchange with more bedrooms than your original deposit.
- You'll find our exchange system easy to use because there are no complicated rules or trading power limitations. You will always be able to book a week, for any week you put in, no matter what time of year, or where it is – if it's available, it's yours!
- Our transaction fees are very low, and **nothing is charged until you're ready to exchange**. You can even extend your holiday with our low-cost Rentals and Bonus Weeks without the need to bank your week.
- Place a request for worldwide vacation destinations. (And explain how the requests work)
- Bank and Save timeshare weeks and vacation credits for FREE. Good for up to 3 years.
- Many resorts will only allow us to make reservations 10 months in advance of the arrival date; however, you can put in your request at any time. We can then keep an eye on your request and make a booking as soon as the time becomes available to us.
- We work with several resorts in each vacation area. To give you the most flexibility, we use vacation areas more than requesting a specific resort; a specific resort limits your possibilities of confirmation.
- When making a request, try asking for several different areas or at least two or three dates. We can't guarantee a particular request will be fulfilled. The greater the flexibility in your request, the greater opportunity to confirm you into your desired area.

## **REMEMBER:**

- Check-in times are set by the resorts, and you must abide by their rules while you are their guests. Unlike hotels, timeshare resorts normally set one day of the week as their check-in and check-out days. You will need to make your vacation plans according to the day of the week the resort has set. All reservations are for a full week and are subject to availability. Keep in mind requests for high-season weeks and destinations usually exceed the supply of units available.
- All Inclusive Fees are required at check in.

# Resort Information

Our resort is close to the heart of Park City. We are 500 Feet away from Park City Mountain's distinguished base area with access to fine dining, shopping and transportation. You're a short 15-minute walk from historic Main Street as well as staying in the prestigious "Old Town Park City".



## Sweetwater-Lift Lodge

Physical:

1255 Empire Ave  
Park City, UT 84060

Mailing:

P.O. Box 680356  
Park City, UT 84068

T: 435-200-0300

Email: [info@sweetwater-liftlodge.com](mailto:info@sweetwater-liftlodge.com)

Hours: We are open 24 hours a day, 7 days a week.

Web: <http://www.sweetwater-liftlodge.com/>

## Owner Services

Azzurro Group

Reservations and Maintenance Fees

T: 888-267-4811

Email: [owner@sweetwater-liftlodge.com](mailto:owner@sweetwater-liftlodge.com)

Hours: Monday- Friday 9 am - 5pm MST

Have a question or comment for your  
**Sweetwater-Lift Lodge Board of  
Directors?**

Please feel free to contact us at  
[myboard@sweetwater-liftlodge.com](mailto:myboard@sweetwater-liftlodge.com)