

The

Lift Lodge

Your Premier Family Resort in Beautiful Park City, Utah

OWNER NEWS

Welcome to The Lift Lodge Resort 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

Welcome Amenities and Services: Coffee and water at the reception lobby.
Weekly Activities: Join us weekly for Wine and Cheese!

We want the memories you create at The Lift Lodge Resort to last a lifetime. Because you deserve it. The Lift Lodge Resort 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 Blue Mountain Resorts 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 the 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 resale your unit.

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Maximize your Ownership at The Lift Lodge

Reconnecting with your family leads to an enriching life.

Weekly Activities!

WINE AND CHEESE NIGHT

5pm to 6pm

Weekly: Tuesday evening

Unwind, sip and savor select wines during our weekly hosted wine and cheese hour. A gathering where you can discover new flavors and socialize with other resort guests. It's a great way to start your evening in Park City. A new Lift Lodge tradition and our little way of saying "We're glad you're here."



WARM COOKIES AND COCOA AT CHECK IN

3pm to 5pm

Weekly: Friday and Saturday evening

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.





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: \$85.00
1 Bedroom: \$110.00
2 Bedroom: \$130.00
3 Bedroom: \$150.00
Topsider: \$150.00

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 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 committing 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 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 The 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 The 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 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.

TRANSFERRING OWNERSHIP STEPS

- Verify that Buyer/Company is a Legitimate Entity.
- Obtain a copy of the Original Warranty Deed at Summit County.
- Have a Title Company of your choice prepare a Warranty Deed for Current Transaction.
- Send new Warranty Deed along with \$200 Transfer fee payment to the Park City Homeowners Timeshare Inc. (Po Box 680356 Park City, UT 84068)

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 1st** annually.

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, small claims court, **a negative mark on their credit rating, or foreclosure.** *Please see Lift Lodge Collection Policy for more info*



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 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.

2017 Maintenance Fees:

- Studio - \$528.00
- One Bedroom - \$742.00
- 2BD 85, 86 & 87 - \$786.00
- 2BD 88 & 89 - \$717.00
- Ambassador 33 - \$788.00
- Executive 32 - \$788.00
- Presidential 31 - \$884.00
- 2BD Phase III - \$716.00
- 2BD Loft - \$797.00
- 2BD Phase V - \$704.00
- Loft 61 & 62 - \$808.00
- Loft 72-75 - \$808.00
- Topsiders - \$741.00





We are pleased to announce a new benefit for owners with the Blue Mountain Exchange. This allows you as an Owner of Lift Lodge Resort 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 Lift Lodge Resort.

Here is how the program works.

1. Visit our Blue Mountain Resorts Web page at www.bluemtnresorts.com and click on exchange my week. Simply choose your destination and time you would like to vacation.
2. Once you have found a resort you are interested in, simply contact The Lift Lodge Owner Service Department for booking and the deposit of your week. 888-267-4811 or owner@liftlodgeresort.com. Your vacation Specialist at the Lift lodge will be able to assist you with any questions you may have.
3. Pay the exchange fee of \$169.00, which covers the transaction of the exchange.
4. Plan for your vacation and enjoy!

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".



The Lift Lodge

Physical:

1255 Empire Ave
Park City, UT 84060

Mailing:

Po Box 680356
Park City, UT 84068

T: 435-200-0300

Email: info@liftlodgeresort.com

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

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

Owner Services

Blue Mountain Resorts

Reservations and Maintenance Fees

T: 888-267-4811

Email: owner@liftlodgeresort.com

Hours: Monday- Friday 9 am - 6pm MST

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

Please feel free to contact us at
myboard@liftlodgeresort.com

We welcome all ideas and suggestions!