

FREQUENTLY ASKED QUESTIONS

When will the residences be ready to move in?

The current completion date of the residences is Fall 2024.

Are nightly rentals allowed?

Yes. Residence owners can opt to rent their residences themselves, through a Hotel Operator Rental Program or through another property manager. They may also choose to not rent their residence.

Rental management services will not be provided if an owner decides to rent their residence through a 3rd party rental program.

Is there reserved parking for residence owners?

Residents are guaranteed a parking space, but it will not be a specific reserved space.

How much are the HOA dues and what do they cover?

The current estimated annual HOA dues are \$15-\$17 per square foot for the MWR Condominium Association, \$1,525 for the Village Association, and \$50 for the Mountainside Master Association. All utilities except electric will be covered by the HOA dues. A sampling of services covered by the HOA dues are front desk, common area maintenance, valet, ski locker room maintenance, and fitness center maintenance.

Is there a reinvestment fee?

A community reinvestment fee is payable to Mountainside Resort Foundation, a Utah nonprofit corporation. The first purchase from the developer is exempt from a community reinvestment fee. All subsequent sales will be charged a 1.25% community reinvestment fee.

Are the residences being sold furnished?

No, the residences are not being sold furnished.

Are pets allowed?

We anticipate that pets may be allowed, but potential limitations on weight and quantity may be established by the Hotel Operator. These limitations would serve to protect all residence owners and hotel guests.

Are BBQs allowed on private outdoor spaces?

We anticipate that BBQs may be allowed, however the frequency of wildfires in the West are changing the dynamics of fire restrictions. Limitations may be dictated by the fire marshal or instituted consistent with best practices and based on the increased insurance cost.

Does the residence come with a storage unit?

Yes. All residences will have a private assigned storage unit on a non-residential level.

What is the sales process?

There is currently a planned 15% - 20% deposit due with a purchase contract, followed by 14 days due diligence. An additional 5% - 10% deposit is currently planned to be due June of 2023.

What is the proximity to the ski beach?

The residences are across the street from the ski beach, requiring only a 500-foot walk to lift access.

¹The exact amounts and timing of the deposit may be adjusted from time to time.



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