

## RENTAL PROGRAM

UNIQUE TO THE RETREAT IS ITS SPECIAL ZONING PERMITTING NIGHTLY RENTALS AND FRACTIONAL PROGRAMS. THIS ALLOWS OWNERS OF HOMES IN THE RETREAT TO PLACE THEIR HOME IN THE RENTAL PROGRAM TO HAVE IT RENTED OUT TO RESORT GUESTS WHILE THEY ARE NOT USING IT. BELOW IS A SUMMARY OF THE RENTAL PROGRAM.

- **RENTAL UNIT FURNISHING REQUIREMENTS** FOR A UNIT TO BE PLACED IN THE RESORT RENTAL PROGRAM, IT IS NECESSARY THAT THE FURNISHINGS AND HOUSE WARES MEET SPECIFIC STANDARDS OF QUALITY AND QUANTITY. ADHERENCE TO THESE STANDARDS HELPS INSURE THAT OUR RENTAL PROPERTIES WILL MEET GUESTS' EXPECTATIONS AND ENHANCE THE REPUTATION OF SAND HOLLOW RESORT, THEREBY IMPROVING OUR LONG-TERM RENTAL ATTRACTIVENESS. TO ASSIST OWNERS IN MEETING THESE REQUIREMENTS WE HAVE DEVELOPED PROFESSIONALLY-DESIGNED AND INSTALLED FURNITURE "PACKAGES" WHICH PROVIDE EXTRAORDINARY VALUE TO THE OWNERS.
- **MANAGEMENT COMPANY.** ONE OF THE REQUIREMENTS IN OBTAINING THIS UNIQUE ZONING FOR THE RETREAT IS THAT THERE IS AN ON-SITE RENTAL MANAGEMENT COMPANY. WE HAVE ESTABLISHED SAND HOLLOW RESORT RENTAL MANAGEMENT INC. FOR THIS PURPOSE. YOU MAY USE ANY OTHER RENTAL MANAGEMENT COMPANY FOR RENTALS LEASED OUT FOR MORE THAN 1 YEAR.
- **RENTAL RATES.** RENTAL RATES WILL BE SET BY SHOPPING OUR COMPETITION BOTH REGIONALLY AND NATIONALLY, AND SETTING RATES APPROPRIATELY IN ORDER TO REMAIN COMPETITIVE. RATES MAY DIFFER DEPENDING ON THE TYPE, OR SIZE OF THE HOME YOU ARE PURCHASING. FOR EXAMPLE, A 2,500 SQUARE FOOT HOUSE WILL BE DIFFERENT FROM A 1,500 SQUARE FOOT HOUSE. THE CURRENT RATES ARE AVAILABLE ON OUR WEBSITE.
- **FEES.** WE DESIRE TO OFFER A HIGH LEVEL OF CUSTOMIZED SERVICE TO OUR NIGHTLY GUEST AT SAND HOLLOW RESORT. THIS INCLUDES RESERVATION, TRANSPORTATION, CLEANING, MAINTENANCE AND WELCOME SERVICES TO EACH GUEST. IN ADDITION, WE WILL FOCUS MARKETING AND SALES EFFORTS ON GENERATING OCCUPANCY FOR THE RENTAL UNITS. IN ORDER TO PROVIDE THE LEVEL OF SERVICE AND MARKETING CONSISTENT WITH A SAND HOLLOW RESORT EXPERIENCE WE WILL BE CHARGING A MANAGEMENT FEE OF 30% OF RENTAL REVENUE.
- **RESORT AMENITIES.** GUESTS OF THE RETREAT WILL HAVE FULL ACCESS TO ALL OF THE AMENITIES AND SERVICES OF SAND HOLLOW RESORT. THIS INCLUDES GOLF DISCOUNTS, ADVANCE TEE TIME RESERVATIONS, TRANSPORTATION SERVICES AND CONCIERGE SERVICES. IN ADDITION, GUESTS WILL HAVE ACCESS TO THE RETREAT'S EXCLUSIVE POOL AND CLUBHOUSE AVAILABLE ONLY TO RETREAT OWNERS AND GUESTS.