



# JOIN THE SNOWWATER COMMUNITY

## Enjoy Rest, Relaxation, Recreation, Renewal & Reverence

As an owner with Snowwater Time Share Association (STSA), you instantly begin to create memories that will last a lifetime. Whether you are relaxing by the river, BBQing at the Picnic Shelter, walking the tranquil trails among the 27 acres of forested land, swimming at the Clubhouse, or skiing at Mt Baker; each visit allows you to create a new adventure. Time Share owners are assigned 4 weeks per year and pay a quarterly fee (ranging in price from \$265-\$375). STSA is a Silver Crown Resort allowing owners to Exchange weeks with RCI and Interval International. Maximize your ownership and travel elsewhere!

Please contact Snowwater office for more information.

## Time Share Ownership

**Offers you: 4 Weeks Annually**

One Week per Season

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Pets welcome

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Affordable getaway

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Recreation

## SNOWWATER TIME SHARE ASSOCIATION

10500 MT BAKER HWY  
PO BOX 5002  
GLACIER, WA 98244  
(360)599-2724  
[office@snowwater.org](mailto:office@snowwater.org)

[www.snowwater.org](http://www.snowwater.org)

10 am – 5 pm daily

10 am – 10 pm Friday only



Snowater is a very beautiful Resort Condominium Complex set on the banks of the Northfork of the Nooksack River at the base of Church Mountain.

Snowater Time Share Association is composed of 43 condominium units divided into 1/12 interests. When you purchase a Time Share at Snowater you receive an undivided 1/12 interest and the right to use your condominium unit for one full week out of every quarter.

The Snowater Time Share units were built in two phases. Buildings 1000 and 1200 were completed in 1975; and buildings 1100, 1400, and 1500 were completed in 1979.

There are 21 lower one-bedroom units and 22 upper 2-bedroom units. Assessments are apportioned in relation to the size of the unit, based on square footage.

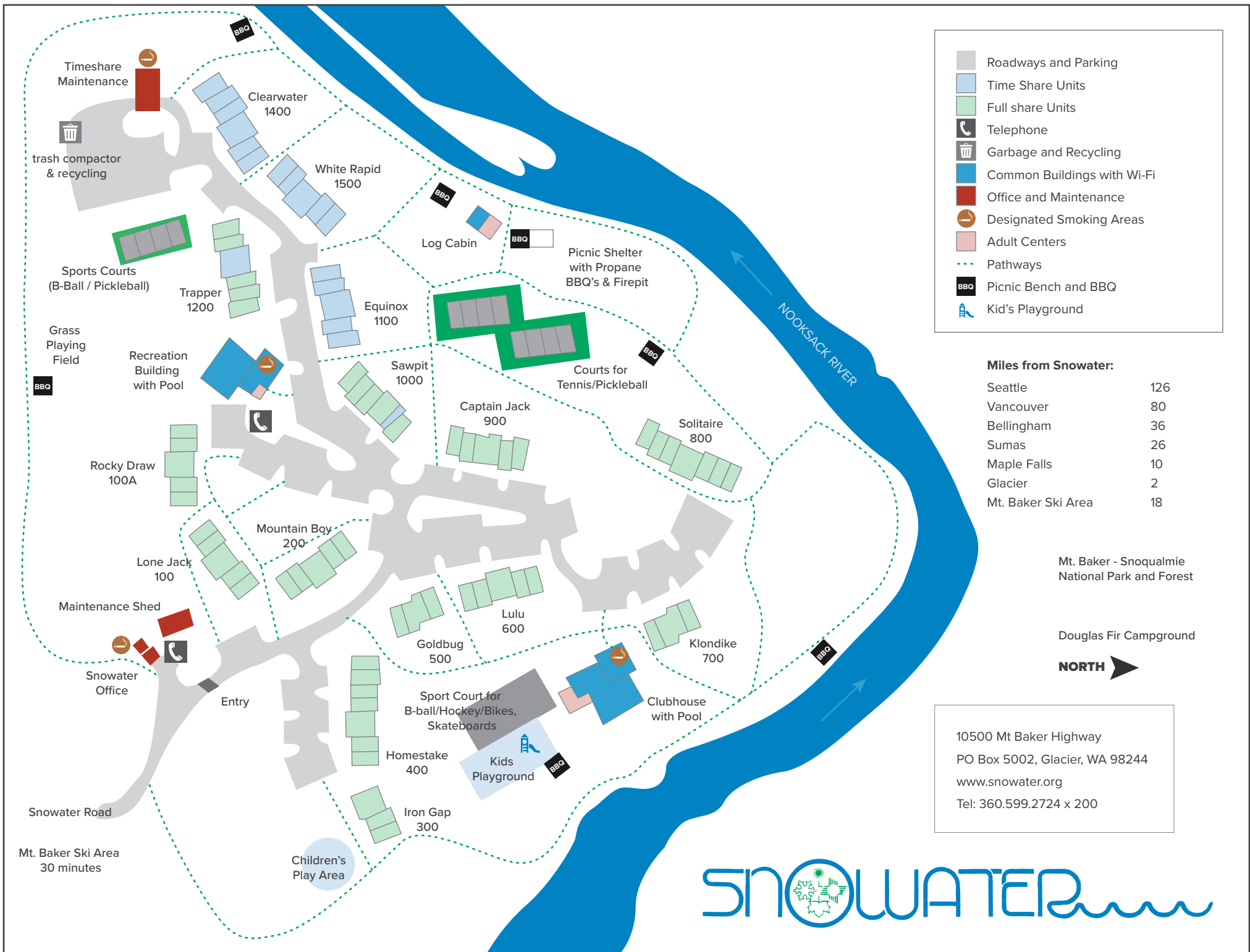
Timeshare (STSA) one-bedroom condos feature a propane fireplace, full kitchen, living room with American Leather hide-a-bed, bathroom, bedroom, washer/dryer, Wi-Fi, DirecTV, DVD player, patio and phone for local and long distance – sleeps 4; 5-person maximum occupancy.

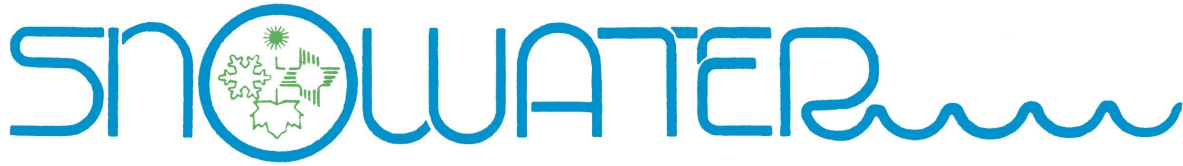
Timeshare (STSA) two-bedroom condos feature a propane fireplace, full kitchen, living room with American Leather hide-a-bed, 2 bathrooms, 2 bedrooms, washer/dryer, Wi-Fi, DirecTV, DVD player, patio and phone for local & long distance – sleeps 6; 7-person maximum occupancy.

Each time you stay at Snowater Time Share, a housekeeping fee is payable at check-in. Owners may bring pets (up to 2) when they agree to the Pet Rules. A pet fee is collected at check-in. All Timeshare condo units are Non-Smoking.

Snowater Time Share Association manages all 43 time share units for the exclusive use of the owners and their guests. Snowater Time Share Association is owned and administered by the Time Share owners through a Board of Directors chosen by the Time Share Owners at its Annual Meeting.

We are pleased that you are considering a Time Share purchase and we welcome you to come share with us the unique experience Snowater provides.





## FINANCIAL INFORMATION

When a Resale Certificate is provided by request of the Seller to the Buyer, prepared by Snowater Administration, the financial documents are provided. These portray STSA financial health. They are an important part of the purchase of a time share unit and we urge you to review them carefully.

In the Resale Certificate you will be provided with:

- The Current Annual Budget
- STSA's Summary of Income and Expense for the most recent quarter
- STSA's Year End Summary of Income and Expense
- The most recent Financial Report done by our CPA firm.

## CURRENT BUDGET

The STSA's annual budget is made up by the co-managers, CPA firm and Board of Director Treasurer. It is then submitted to the Board of Directors, for revisions and adoption. STSA's budget is broken into 3 separate sections:

- Operations & Maintenance
- Housekeeping
- Refurbishing Reserve

Operations and Maintenance covers the assessment income and general operation expenses including transfers to the Refurbishing Reserve, our assessments to Snowater Association, and the Condominium Capital Reserve.

Housekeeping is funded by the cleaning and pet fees paid by owners and guests each time they use their unit at Snowater. It is self-supporting in that monies collected cover the costs related to cleaning the units.

Refurbishing Reserve is funded by the refurbishing assessment income and interest earned on its Reserves. Expenditures are based on a 20-year replacement schedule which is reviewed and adjusted each year to reflect what has actually happened and what is needed. The Board appoints a Refurbishing Committee who works to make recommendations on what is needed, selections (within our budget) to present to the Board for approval.



## **ASSESSMENTS**

Assessments against each condominium unit are billed quarterly, and are due by the end of the month, following the billed date. Delinquent assessments are subject to a late fee of 10 percent of the unpaid balance. All assessments are payable in US funds.

If assessments are not paid within 90 days, a Notice of Lien may be filed against the unit, resulting in a \$150 lien fee. As permitted by state law and the Condominium Declaration, failure to pay assessments can result in foreclosure action against the Time Share unit. All collection costs are charged against the unit.

Please refer to the Assessment Schedule for the current assessment amount.

**Advance Quarter Dues Reserve:** Pursuant to Section 8.16 of the Time Share deed the Purchaser shall pay to the STSA a reserve deposit equal to one quarter current assessment rate. This deposit is refundable minus any monies owing the STSA at the time of resale.

**Housekeeping / Pet Fees:** Upon each visit you pay a cleaning fee, and if applicable, a pet fee.

As of January 1, 2019, the rates are as follows (sales tax and processing fees apply).

1-Bedroom: \$95                      Pet Fee: \$50 (2 pet maximum)

2-Bedroom: \$115

Other fees such as replacement of lost keys or gate pass, housekeeping fees, damage/repair fees or missing/damaged inventory may be assessed.

## Final Snowater Time Share Association 2022 Assessments (12/20/2021)

1000 Building 2021 Assessments										
Unit Size	# Units		STSA Operations Per TSO/Qtr	STSA Refurbishing Per TSO/Qtr	Bldg Operating Assessment Per TSO/Qtr	Bldg Capital Assessments Per TSO /Qtr	Snowater Assoc. Assessments Per TSO/Qtr	2022 Total Assessment Per TSO/Qtr	2021 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
2 Bedroom	1		\$ 142.92	\$ 75.05	\$ 18.18	\$ 64.13	\$ 118.20	\$ 418.48	\$ 349.75	\$ 68.73
<b>Qtr. Total</b>			\$ 1,715.06	\$ 900.61	\$ 218.17	\$ 769.59	\$ 1,418.38	\$ 5,021.81		
<b>Annual Total</b>			\$ 6,860.25	\$ 3,602.44	\$ 872.68	\$ 3,078.36	\$ 5,673.53	\$ 20,087.26		

1100 Building 2021 Assessments										
Unit Size	# Units		STSA Operations Per TSO/Qtr	STSA Refurbishing Per TSO/Qtr	Bldg Operating Assessment Per TSO/Qtr	Bldg Capital Assessments Per TSO /Qtr	Snowater Assoc. Assessments Per TSO/Qtr	2022 Total Assessment Per TSO/Qtr	2021 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	6		\$ 109.81	\$ 61.78	\$ 10.49	\$ 34.12	\$ 90.92	\$ 307.11	\$ 267.69	\$ 39.42
2 Bedroom	6		\$ 142.92	\$ 75.05	\$ 17.48	\$ 56.86	\$ 118.20	\$ 410.51	\$ 355.99	\$ 54.52
<b>Qtr. Total</b>			\$ 18,196.70	\$ 9,851.54	\$ 2,013.54	\$ 6,550.50	\$ 15,056.68	\$ 51,668.96		
<b>Annual Total</b>			\$ 72,786.79	\$ 39,406.16	\$ 8,054.16	\$ 26,202.00	\$ 60,226.73	\$ 206,675.84		

1200 Building 2021 Assessments										
Unit Size	# Units		STSA Operations Per TSO/Qtr	STSA Refurbishing Per TSO/Qtr	Bldg Operating Assessment Per TSO/Qtr	Bldg Capital Assessments Per TSO /Qtr	Snowater Assoc. Assessments Per TSO/Qtr	2022 Total Assessment Per TSO/Qtr	2021 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	2		\$ 109.81	\$ 61.78	\$ 10.21	\$ 37.70	\$ 90.92	\$ 310.41	\$ 279.36	\$ 31.05
2 Bedroom	2		\$ 142.92	\$ 75.05	\$ 17.02	\$ 62.83	\$ 118.20	\$ 416.01	\$ 375.44	\$ 40.57
<b>Qtr. Total</b>			\$ 6,065.57	\$ 3,283.85	\$ 653.40	\$ 2,412.52	\$ 5,018.89	\$ 17,434.23		
<b>Annual Total</b>			\$ 24,262.26	\$ 13,135.39	\$ 2,613.60	\$ 9,650.08	\$ 20,075.58	\$ 69,736.91		

1400 Building 2021 Assessments										
Unit Size	# Units		STSA Operations Per TSO/Qtr	STSA Refurbishing Per TSO/Qtr	Bldg Operating Assessment Per TSO/Qtr	Bldg Capital Assessment Per TSO /Qtr	Snowater Assoc. Assessments Per TSO/Qtr	2022 Total Assessment Per TSO/Qtr	2021 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	7		\$ 109.81	\$ 61.78	\$ 10.06	\$ 21.74	\$ 90.92	\$ 294.31	\$ 262.82	\$ 31.49
2 Bedroom	7		\$ 142.92	\$ 75.05	\$ 16.77	\$ 36.23	\$ 118.20	\$ 389.18	\$ 347.87	\$ 41.31
<b>Qtr. Total</b>			\$ 21,229.48	\$ 11,493.46	\$ 2,254.28	\$ 4,869.55	\$ 17,566.13	\$ 57,412.90		
<b>Annual Total</b>			\$ 84,917.92	\$ 45,973.85	\$ 9,017.12	\$ 19,478.20	\$ 70,264.52	\$ 229,651.61		

1500 Building 2021 Assessments										
Unit Size	# Units		STSA Operations Per TSO/Qtr	STSA Refurbishing Per TSO/Qtr	Bldg Operating Assessment Per TSO/Qtr	Bldg Capital Assessments Per TSO /Qtr	Snowater Assoc. Assessments Per TSO/Qtr	2022 Total Assessment Per TSO/Qtr	2021 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	6		\$ 109.81	\$ 61.78	\$ 10.10	\$ 25.65	\$ 90.92	\$ 298.26	\$ 267.04	\$ 31.22
2 Bedroom	6		\$ 142.92	\$ 75.05	\$ 16.84	\$ 42.76	\$ 118.20	\$ 395.77	\$ 354.90	\$ 40.87
<b>Qtr. Total</b>			\$ 18,196.70	\$ 9,851.54	\$ 1,939.74	\$ 4,925.52	\$ 15,056.68	\$ 49,970.18		
<b>Annual Total</b>			\$ 72,786.79	\$ 39,406.16	\$ 7,758.96	\$ 19,702.08	\$ 60,226.73	\$ 199,880.72		

<b>QTR TOTAL</b>			\$ 65,403.50	\$ 35,381.00	\$ 7,079.13	\$ 19,527.68	\$ 54,116.78	\$ 181,508.09		
<b>ANNUAL TOTAL</b>			\$ 261,614.00	\$ 141,524.00	\$ 28,316.52	\$ 78,110.72	\$ 216,467.10	\$ 726,032.34		



2022			2023			2024			2025			2026		
WK	DATE	SEG	WK	DATE	SEG	WK	DATE	SEG	WK	DATE	SEG	WK	DATE	SEG
1	Jan--07	I	1	Jan--06	L	1	Jan--05	C	1	Jan--03	F	1	Jan--02	I
2	Jan--14	J	2	Jan--13	A	2	Jan--12	D	2	Jan--10	G	2	Jan--09	J
3	Jan--21	K	3	Jan--20	B	3	Jan--19	E	3	Jan--17	H	3	Jan--16	K
4	Jan--28	L	4	Jan--27	C	4	Jan--26	F	4	Jan--24	I	4	Jan--23	L
5	Feb--04	A	5	Feb--03	D	5	Feb--02	G	5	Jan--31	J	5	Jan--30	A
6	Feb--11	B	6	Feb--10	E	6	Feb--09	H	6	Feb--06	K	6	Feb--06	B
7	Feb--18	C	7	Feb--17	F	7	Feb--16	I	7	Feb--14	L	7	Feb--13	C
8	Feb--25	D	8	Feb--24	G	8	Feb--23	J	8	Feb--21	A	8	Feb--20	D
9	Mar--04	E	9	Mar--03	H	9	Mar--01	K	9	Feb--28	B	9	Feb--27	E
10	Mar--11	F	10	Mar--10	I	10	Mar--08	L	10	Mar--07	C	10	Mar--06	F
11	Mar--18	G	11	Mar--17	J	11	Mar--15	A	11	Mar--14	D	11	Mar--13	G
12	Mar--25	H	12	Mar--24	K	12	Mar--22	B	12	Mar--21	E	12	Mar--20	H
13	April--01	I	13	Mar--31	L	13	Mar--29	C	13	Mar--28	F	13	Mar--27	I
14	Apr--08	J	14	Apr--07	A	14	Apr--05	D	14	Apr--04	G	14	Apr--03	J
15	Apr--15	K	15	Apr--14	B	15	Apr--12	E	15	Apr--11	H	15	Apr--10	K
16	Apr--22	L	16	Apr--21	C	16	Apr--19	F	16	Apr--18	I	16	Apr--17	L
17	Apr--29	A	17	Apr--28	D	17	Apr--26	G	17	Apr--25	J	17	Apr--24	A
18	May--06	B	18	May--05	E	18	May--03	H	18	May--02	K	18	May--01	B
19	May--13	M&O	19	May--12	M&O	19	May--10	M&O	19	May--09	M&O	19	May--08	C
20	May--20	C	20	May--19	F	20	May--17	I	20	May--16	L	20	May--15	M&O
21	May--27	D	21	May--26	G	21	May--24	J	21	May--26	A	21	May--22	D
22	June--03	E	22	June--02	H	22	May--31	K	22	May--30	B	22	May--29	E
23	June--10	F	23	June--09	I	23	June--07	L	23	June--06	C	23	June--05	F
24	June--17	G	24	June--16	J	24	June--14	A	24	June--13	D	24	June--12	G
25	June--24	H	25	June--23	K	25	June--21	B	25	June--20	E	25	June--19	H
26	July--01	I	26	June--30	L	26	June--28	C	26	June--27	F	26	June--26	I
27	July--08	J	27	July--07	A	27	July--05	D	27	July--04	G	27	July--03	J
28	July--15	K	28	July--14	B	28	July--12	E	28	July--11	H	28	July--10	K
29	July--22	L	29	July--21	C	29	July--19	F	29	July--18	I	29	July--17	L
30	July--29	A	30	July--28	D	30	July--26	G	30	July--25	J	30	July--24	A
31	Aug--5	B	31	Aug--04	E	31	Aug--02	H	31	Aug--01	K	31	July--31	B
32	Aug--12	C	32	Aug--11	F	32	Aug--09	I	32	Aug--08	L	32	Aug--07	C
33	Aug--19	D	33	Aug--18	G	33	Aug--16	J	33	Aug--15	A	33	Aug--14	D
34	Aug--26	E	34	Aug--25	H	34	Aug--23	K	34	Aug--22	B	34	Aug--21	E
35	Sept--02	F	35	Sept--01	I	35	Aug--30	L	35	Aug--29	C	35	Aug--28	F
36	Sept--09	G	36	Sept--08	J	36	Sept--06	A	36	Sept--05	D	36	Sept--04	G
37	Sept--16	H	37	Sept--15	K	37	Sept--13	B	37	Sept--12	E	37	Sept--11	H
38	Sept--23	I	38	Sept--22	L	38	Sept--20	C	38	Sept--19	F	38	Sept--18	I
39	Sept--30	J	39	Sept--29	A	39	Sept--27	D	39	Sept--26	G	39	Sept--25	J
40	Oct--07	K	40	Oct--06	B	40	Oct--04	E	40	Oct--03	H	40	Oct--02	K
41	Oct--14	L	41	Oct--13	C	41	Oct--11	F	41	Oct--10	I	41	Oct--09	L
42	Oct--21	A	42	Oct--20	D	42	Oct--18	G	42	Oct--17	J	42	Oct--16	A
43	Oct--28	B	43	Oct--27	E	43	Oct--25	H	43	Oct--24	K	43	Oct--23	B
44	Nov--04	C	44	Nov--03	F	44	Nov--01	I	44	Oct--03	L	44	Oct--30	C
45	Nov--11	D	45	Nov--10	G	45	Nov--08	J	45	Nov--07	A	45	Nov--06	D
46	Nov--18	E	46	Nov--17	H	46	Nov--15	K	46	Nov--14	B	46	Nov--13	E
47	Nov--25	F	47	Nov--24	I	47	Nov--22	L	47	Nov--21	C	47	Nov--20	F
48	Dec--02	G	48	Dec--01	J	48	Nov--29	A	48	Nov--28	D	48	Nov--27	G
49	Dec--09	H	49	Dec--08	K	49	Dec--06	B	49	Dec--05	E	49	Dec--04	H
50	Dec--16	I	50	Dec--15	L	50	Dec--13	C	50	Dec--12	F	50	Dec--11	I
51	Dec--23	J	51	Dec--22	A	51	Dec--20	D	51	Dec--19	G	51	Dec--18	J
52	Dec--30	K	52	Dec--29	B	52	Dec--27	E	52	Dec--26	H	52	Dec--25	K



## TIME SHARE INTERNAL BANKING PROGRAM

The internal banking and reservation program was developed with the intent that Snowwater time share owners would have the opportunity to stay at Snowwater other than their designated 4 weeks. The program allows owners to bank any of their assigned weeks and request to trade them for different weeks within one year. In 2003, the internal banking program was automated using a custom software program developed specifically for the Snowwater Time Share Association.

### HOW BANKING TIME WORKS: Normal Banking and Late Banking

A minimum of **3 weeks' notice**, prior to the week's start date, is required for normal banking.

- Less than 21 days' notice will result in time being considered as a **Late Bank**.
- **Late Banked** time will not be credited for later use, *unless utilized*.
  - Credit, in this case, will be given for an amount equal to the actual number of nights and priority used by the other party. (Ex: 3 "A" days, or 4 "B" days).
  - If there is not another owner booked for any portion of the week that is "Late Banked," all of the time is forfeited.

### HOW TO BANK WEEKS

- The preferred method for banking weeks is for owners to access the online STSA Reservation System at [www.snowwater.org](http://www.snowwater.org)
  - Alternatively, email [office@snowwater.org](mailto:office@snowwater.org) or call the office (360)599-2724 ext 200.
- **Weeks can be banked up to one year in advance.**
- **Time can be banked ONLY in increments of (7) days, (1 week).**
- **Banked weeks expire one year from the week's start date.**

### REMOVING BANKED TIME

If the unit has not been booked for use by another owner through the internal banking and reservation system, owners may remove their banked week from the bank at any time prior to check-in day, without penalty.

### REQUESTING TIME (WITHDRAWING BANKED TIME)

Requests for future weeks are prioritized on a first come, first served basis. Owners are placed on a waiting list. Units are assigned to owners based on the priority of the waiting list.

- Owners are automatically assigned units according to the banking software program.
- Owners may request a change to another building/unit only at check-in, if a same-sized unit is available.



# SNOWATER

An owner cannot request time from the pool that is part of the same calendar week that was originally banked or exchanged. (Ex: banking the week from Jan. 1-7, eliminates any possibility of this owner requesting time in the Jan. 1-7, time frame).

**NOTE:** Owners must use banked weeks within 12 months of the start date of the time segment that was banked, otherwise the week is forfeited.

## UNIT UPGRADE / DOWNGRADE

**Two-Bedroom Upgrade:** Owners that own a 1-bedroom unit may upgrade to a 2-bedroom unit at check-in, if available, at the upgrade price of \$99. Lodging tax will apply, along with the 2-bedroom housekeeping rate.

**One-Bedroom Downgrade:** Additionally, owners that own a 2-bedroom unit may downgrade to a 1-bedroom unit at no additional cost and will pay the 1-bedroom housekeeping rate.

## PRIORITY OF REQUESTED TIME

**REQUESTS will be made on a two-tier PRIORITY SYSTEM.**

### "A"-REQUEST = TOP PRIORITY:

- Owners are eligible for one "A" priority request per week banked.
- No more than two "A" requests will be accepted and maintained concurrently.
- Requested time cannot exceed banked time (e.g., two requests of one week each must be backed by at least two weeks of banked time)
- All "A" requests will be filled before any "B" requests.
- Requests for a full week (7 days) will always be submitted as an "A" request

### "B"-REQUEST = SECOND PRIORITY:

- Owners may split a banked week (7 days) into 3- or 4-day increments. This process allows owners to request one "A" reservation and one "B" reservation.
- Ex: An owner places one "A" priority request for 4 days. The remaining days are only available for use as a 3 "B" day priority request.
- "B" requests may be confirmed no sooner than three weeks in advance.
- When an owner splits their week (7 days) into 3- or 4-day increments, this limits requests to one "A" priority request and one "B" priority request per week banked.
- No more than two "B" requests will be accepted and maintained concurrently. ).

**NOTE:** Any "A" priority requests made less than three weeks in advance will always take priority over any unconfirmed "B" requests.



### CONFIRMATION OF REQUESTS

The banking program is automated and will match requests as owners bank future weeks.

- It is encouraged that owners check the status of their reservation requests online at [www.snowater.org](http://www.snowater.org) at the Snowater Time Share Reservation System.
- As the Snowater Office personnel become aware of requests being fulfilled using the software program, a confirmation email will be sent to the owner of record.
- After an owner is notified that their request has been granted, the owner is strongly encouraged to confirm acceptance in writing so that it is received by SNOWATER at least seven days prior to the reserved period. This will minimize any confusion between parties involved. Should questions arise, Snowater records will be considered to reflect the most accurate account, in all cases, and will stand.
- In the event a request is matched within the week leading up to the requested timeframe (7 days or less), a confirmation phone call will be placed by Snowater Office personnel, in addition to the confirmation email.

### CANCELLATIONS OF REQUESTS

A minimum of seven days' notice is required for cancellation of confirmed requests, or the time is subject to forfeiture as described below:

- Either a verbal or written cancellation of 7 days or more will result in confirmed time being restored to the bank.
- If less than 7 days' notice is given, the period cancelled will not be credited back unless utilized by another owner.
  - Credit, in this case, will be given for an amount equal to the actual number of nights and priority used by the other owner. All unused time will be forfeited.

### MULTIPLE OWNERS OF ONE SEGMENT

Multiple owners of one unit and segment must appoint in writing one representative to coordinate all the unit's affairs with the Time Share Office. The appointed representative will stand until revised in writing.

### ADDITIONAL INFORMATION:

Owners requesting banked time shall only be entitled to units identical to that which was originally banked (i.e., the 2-bedroom unit banked will result in a similar unit being withdrawn from the pool). *Owners requesting two or more units for the same week shall be granted only one such request in any 12-month period.*

If an owner's guest will be using the unit, the owner accepting the banked unit must make all reservations, cancellations, etc. for the guest. In addition, the accepting owner is financially responsible for the guest(s), which includes any housekeeping fees incurred, lost keys or gate passes, and any damage caused by the guest(s). It is suggested that



owners consider damage or security deposits, as a precaution when allowing family or other guests to use the unit. Please notify the Snowater Office if you would like a security deposit to be collected at arrival.

When an owner has banked a Time Share unit with the office, the owner is no longer legally or financially responsible for the use/occupants of the banked unit. This responsibility is assumed by the owner withdrawing the banked unit.

Owners may also process requests online at [www.snowater.org](http://www.snowater.org) by logging into the **STSA Reservation System**, which is the preferred method, or by email to [office@snowater.org](mailto:office@snowater.org). When personnel are not available at Snowater, calls will be received on an answering machine.

*Owners are strongly encouraged to keep accurate records of their own days banked and withdrawn.*

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**\*\*OUTSIDE EXCHANGES and RENTING:**

Owners cannot place weeks acquired through our Internal Banking Program to trade with Interval International, Resort Condominiums International or any other trading network.

Owners cannot rent weeks (to third parties) acquired through the Internal Banking Program.

Owners may place an owned week into the Snowater Time Share Association Rental-Pool. Owners will receive a credit on their account for the owner-share of rental revenue once the reservation is completed. A signed Owner Rental Agreement and an IRS Form W-9 are required to be on file with the Snowater Office to rent owned weeks.

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**FAQs (Frequently Asked Questions)**

1. **If I come up for my segment/week, and only stay 3 nights, can I bank the remaining 4 nights?**
  - a. No. You may only bank time in 7-day increments, and they must be banked at least 3 weeks in advance of the start day to guarantee time in your bank.
  - b. Any unused days from an owned week are forfeited and will not be returned to your bank. However, you may register and allow a guest to stay for any remaining days that you as an owner will not be using.
2. **I am coming up for 4 nights. Does it matter what day of the week I arrive at Snowater?**
  - a. You may stay any 4 nights at the beginning of your assigned week between Friday at 4pm and the following Friday at 10 am. Please let the Snowater Office know when to expect you.



- b. You must arrive during business hours or pre-arrange for an after-hours key to be placed in the lockbox. (Housekeeping/pet fees must be prepaid for an after-hours key)
- 3. **If my unit is rented, can I occupy the unit for the remaining non-rented days?**
  - a. Yes, if your unit has been rented, you have the option to occupy any non-rented days through the following Friday of your owned week at 10 am. Please notify the Snowater Office if you intend to occupy the unit after any renters depart. This allows our housekeeping team the opportunity to clean your unit prior to your coordinated time of arrival.
- 4. **If a request I have in place is matched 7 days or less before the start of the requested week, can I cancel the request and receive the time back in my bank if I am no longer able to use the requested time?**
  - a. No, please see the **CANCELLATION OF REQUESTS** section of the STSA internal banking program rules. It is the responsibility of owners to manage their requests and banked time. If you know you will no longer be able to use the time if your request is matched, please contact the Snowater Office at: [office@snowater.org](mailto:office@snowater.org)
- 5. **What happens if illness, injury, or other extenuating circumstances prevent me from arriving for my owned week or requested time?**
  - a. In the event you are unexpectedly not able to arrive for an owned week or time you have requested, the STSA internal banking rules apply and stand. Please refer to the **HOW BANKING TIME WORKS (BANKING FUTURE WEEKS)** and **CANCELLATION OF REQUESTS** sections of the STSA internal banking program rules.
  - b. You may also send a guest in your place as an alternative to losing your time. Please contact the Snowater Office to register your guests prior to their arrival or use the online Guest Registration Form at the Owner Info page.
- 6. **How do I know what position I am in on the waitlist for requested time? How can I tell if a request I have in place has been matched?**
  - a. Owners may view their requests for time and waitlist position by logging in to the online STSA Reservation System.
    - i. On the *Owner Summary* page, you will see all requests that have been made – past, future, and cancelled.
    - ii. You will see the week that has been requested, the priority of request and the number of days the request is for.
    - iii. There is *Status* column that indicates the status of a request – *Cancelled* (no longer an active request), *Confirmed Reservation* (your request has been fulfilled, and next to this you will see the unit

# SNOWATER

you have been matched to), and *Active – On Waiting List* (this means your request is still active, but has not yet been matched).

- iv. You will see next to this a *Position* column and a number, which denotes your position on the waitlist for a request (1, 2, 3 – First, Second and Third position, respectively).
7. **How do I cancel requests for time that I have made? I cannot seem to do it myself through the STSA Reservation System.**
  - a. Owners are not able to cancel requests themselves through the STSA Reservation System. In the event you need to cancel a request that is in place, please contact the Snowater Office by email: [office@snowater.org](mailto:office@snowater.org) or by calling: 360-599-2724 x 200.
8. **If I made a request for a full 7 “A” days, but can now only stay for 4 days, can I receive credit in my bank for the 3 unused days?**
  - a. No, any unused days from requested time are forfeited and will not be returned to your bank. However, you may register and send a guest to stay for any remaining days that you as an owner will not be using.
9. **If I own multiple units and segments, can I transfer banked time from one unit to another?**
  - a. No, each unit and segment are independent of one another, and banked time cannot be transferred between multiple units and segments. This rule also applies if you own multiple units with the same week/time segment.
10. **Can I choose which banked weeks I want to use to make future requests with?**
  - a. No, the internal banking program is automated and will utilize time in your bank that is expiring soonest to make future requests. There is not an ability to choose one banked week over another to make requests with.

- 
- This program gives everyone an equal opportunity to get one withdrawal for each week banked.
  - Owners will have an opportunity to use remaining days banked by using the "B" priority option.
  - These requests will have the best chance of confirmation if they are made on low priority weeks.
  - These requests will have a good chance of confirmation if they are placed several months in advance.

## SNOWATER TIME SHARE ASSOCIATION

### RULES AND REGULATIONS

The following Rules and Regulations govern the use and quiet enjoyment of our condominiums and the common areas of Snowater. Authority to create and enforce these rules is vested in the Board of Directors by the STSA Bylaws PART 4 Powers (i) of Snowater Timeshare Condominium Association.

<b>ARRIVAL AND ENJOYMENT OF USE</b>
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#### **PERIOD OF OCCUPANCY and PERIOD OF USE** (Reference: STSA Deed)

- Period of Occupancy at Snowater Time Share condominium unit begins at 4:00 pm on Friday and ends at 10:00 am on the following Friday (or as assigned by the Internal Banking Program).
- Period of Use: Time share owners and/or their guests are not entitled to occupy the condominium unit or to use the facilities at the Snowater Development at any time other than during their assigned Period of Occupancy.

#### **CHECK IN / CHECK OUT**

- Check in time begins at 4 PM on Friday.
- Check out time is 10 AM.
  - The time share condominium must be vacated by 10 AM.
  - The unit keys and gate passes must be returned to the office no later than 10 AM.
  - (\$100 Late check out fee will apply)

#### **LATE ARRIVALS**

- **LATE ARRIVALS:** Special arrangements for late arrivals, outside of office hours, must be made with the Snowater Office. All fees must be prepaid to arrange for an after-hour check-in. Unit keys are placed in the outside lockbox located to the right of the office door. A lockbox code will be provided to you.

#### **SNOWATER OFFICE HOURS**

- FRIDAY 10 am – 10 pm
- SATURDAY – THURSDAY 10 am – 5 pm

#### **CONTACT INFORMATION**

- 360-599-2724 ext. 200
- office@snowater.org



## HOUSEKEEPING FEES & PET FEES

Housekeeping fees are payable to the Snowater Time Share Association prior to each Period of Occupancy during which the time share owner, or any guest or invitee occupies the condominium unit, irrespective of the length of time, and is a requirement to access the unit. (Reference: STSA Deed)

Housekeeping expenses and pet fees are due at check-in and can be paid by cash, check or VISA/MASTERCARD. When paying by credit card, service fees apply. If you have registered a guest and wish to pay for the fees on their behalf, all fees must be pre-paid before their arrival by credit card over the phone.

## OCCUPANCY LIMITS

No more than 5 persons may occupy the 1-bedroom unit and no more than 7 persons may occupy the 2-bedroom unit. (Reference: STSA Deed)

## KEYS AND GATE PASSES

**Keys and gate fobs must be returned to the office when you check-out.**

- Period of Use: Time share owners and/or their guests are not entitled to occupy the condominium unit or to use the facilities at the Snowater Development at any time other than during their assigned Period of Occupancy.

**LOST KEYS & GATE PASS:** Please advise the office immediately in the event of loss. You will be charged the full replacement cost if the key sets are not found and returned by your departure date/time.

**Note:** When keys are taken home, lost or misplaced, locks must be changed and new key sets must be made for the next occupant of the unit.

## PARKING

All vehicles that enter Snowater must be registered with the office and display a parking permit. Parking permits must be displayed properly with the unit number and checkout date visible (face out towards the windshield). Note: All guests must be pre-registered before the arrival.

Please only park in designated parking areas. Parking in the fire lanes, in front of the dumpster, in flower beds or any parallel parking along the roadside will result in towing at the owner's expense. Please do not move orange cones in work zones.

## GUESTS

Owners are responsible for making all reservations, and cancellations for guests. Owners must provide their guests name, email address, phone number to the Snowater office by using the online Guest Registration form located on the Owner Info page at [www.snowater.org](http://www.snowater.org). Guests may also be registered by telephone or email before their arrival.

Guests must check in at the office and obtain a parking pass for their vehicle.

**Note:** The unit will not be released without a guest registration. This security measure is for the protection of the owners and Snowater. Guests may not register themselves.

## RESPONSIBILITY OF OWNERS

Owners are financially responsible for guests and renters and will be billed for any unpaid housekeeping fees, damage claims, missing inventory, and lost key sets. Monies due the Time Share Association by an owner must be paid before the owner's next visit to Snowater. Should questions arise, Snowater records will be considered to reflect the most accurate accounting of what has transpired.

## UNIT INVENTORY & INSPECTION OF UNIT

A checklist of the unit's inventory is provided in each unit. Owners are responsible for the cost of repair and replacement of missing items.

Please call the office to **advise staff of missing or broken items** or items in need of repair upon check-in.

**Note:** Each condominium unit is thoroughly inspected, maintained, and cleaned between owner (or guest) occupancy. Normal wear and tear are accounted for during weekly inspections.

## FIREPLACE

The units are equipped with propane gas inserts. The fireplace thermostat is on the wall.

- The glass will become very hot when operating.
- Be sure to monitor small children when in use.
- Please turn down thermostats to 50 degrees Fahrenheit on departure.
- Fireplace operates safely without power; however, the blower fan will not operate.

## BASEBOARD HEATERS

Base board heaters are controlled by a thermostat and may get very hot. Do not push furniture against the based boards or anything else such as couch cushions, towels, or clothing.

## HIDE-A-BED

- Linens are in the closet for the hide-a-bed.
- You must remove the linens between uses and prior to closing the hide-a-bed.
- Be careful that the bedding does NOT get caught in the mechanism and rip. You will be responsible for replacement cost of damaged linens or hide-a-bed.
- Strip linens (return to closet for storage) and close the bed to use as couch seating during the day.

## SKI EQUIPMENT

Lock skis and boots in the outside ski locker, not inside the unit.

## PETS

- Pets must be registered at check-in and a pet fee is collected. Only owners may bring pets.
- Two household pets are allowed per unit.
- Pets are NOT to be left unattended in the Unit or on the Deck. This will result in a fine.
- Pets must always be kept on a leash while on the resort property.
- Pet waste bags are provided at the Front Office, the Recreation Bldg., the Clubhouse, and Log Cabin. Owners are required to pick up pet waste and dispose of properly.
- Animals are not permitted on any couches or beds. The Pet Fee covers an extra standard unit cleaning.
  - Pet sheets and pet towels may be obtained at the front office to cover furniture. **Note:** The white bath towels in the unit are not to be used for pets.
  - Laundering of bedspreads or blankets due to animal hair or carpet cleaning due to pet stains will incur extra charges.

## GENERAL

**NO SMOKING POLICY:** STSA has a strict NO SMOKING policy.

- Smoking is not permitted in your Unit, on your Deck, or covered entryways. Smoking will result in a \$100 fine.
- There are four designated smoking areas listed on the site map.
- Smoking is not allowed in common buildings or on the trails.
- Be considerate of your neighbors.
- Do not smoke or burn anything (including incense) that will cause smoke to travel to another Unit.
- Cigarette butts must be disposed of properly and not thrown on the ground.

**NOISE:** Quiet hours at Snowater are from 10 PM- 8 AM.

- Please exercise care so as not to disturb your neighbors. Particularly in the use of musical instruments, speakers, television use, running up and down stairways.

**PERSONAL BELONGINGS:** STSA nor its employees are responsible for any lost or misplaced personal items while staying at Snowater. If a personal item is lost or left behind at Snowater, we are unable to store items and do not hold on to these items. Please be sure to clear out your unit before you leave.

**SENSITIVE SEPTIC:** Only toilet paper may be flushed down toilets. Do not pour grease down kitchen sink; dispose of food debris and grease in the garbage can. Use only liquid detergents in dishwasher and washing machine.

#### **UPON DEPARTING – CHECKOUT GUIDELINES**

**DIRTY DISHES** Rinse thoroughly (especially pots & pans), place in the dishwasher, and the cleaning cycle started. Please DO NOT put Jenn-Air Stove grill or grates in the dishwasher, wash by hand, or leave in the sink to soak. Do not put the element in the dishwasher. Dish washing soap is stored under the sink.

**GARBAGE** Place all garbage in plastic bags and seal the tops. Take all garbage to Dumpster located at the bottom of the hill near the Clearwater building.

**THERMOSTATS** Place wall thermostats at 50

**FIREPLACE** When you leave make sure the unit is set to 50 degrees.

**HIDE-A-BED** Remove linens between uses, being careful that the bedding does not get caught in the mechanism and rip. Strip and close the bed after final use. Place dirty laundry on the lower-level bathroom floor.

**LIGHTS** Turn off all lights.

**CHECK-OUT AND RETURN KEYS & GATE PASSES** Return to Office by 10 am on Friday (or after Period of Occupancy pursuant to the internal banking program rules or rental period).

## **QUARTERLY MAINTENANCE ASSESSMENT**

Owners who are delinquent in the payment of their quarterly assessment will be sent a letter from the Manager or Designee advising them of their delinquent status. In-house trading and banking privileges, External Exchange privileges, Rental Program, use of the unit, and voting rights will be suspended until assessments are brought current.

## **GOOD STANDING VERIFICATION POLICY FOR EXTERNAL EXCHANGING**

Before your week can be exchanged, the external company requires online authorization and verification from Snowater Time Share that the date, unit number, reservation number, and unit size are correct.

Snowater office will confirm the owner is in good standing and that STSA will have the unit available.

## **PAYMENT HISTORY**

Owners that have a history of delinquencies will only be able to gain good standing verification under the following terms:

- 1.) The STSA staff will not verify weeks requested for exchange, with any trading network such as, but not limited to, II and RCI, if the Time Share Owner has a history of delinquency (as defined below). For a Time Share Owner to clear their delinquent status, they must make timely payments for a period of two years.
- 2.) A history of delinquency is defined as: Quarterly maintenance assessments 90 (ninety) days in arrears, anytime within the last two years.
- 3.) An exception will be made for a "historically delinquent" owner under the following terms: Verification will be given if advance payment of maintenance assessments is received through the quarter in which the week being deposited falls. Advance payments will be made at the rate existing at the time of the verification notice. If prior to the week being exchanged the rate increases, STSA will bill the Time Share Owner the difference between the paid and current rates.



## TIME SHARE OWNER RENTAL PROGRAM

This guide outlines the rules and regulations of the Snowater Time Share Rental Program. The STSA Board of Directors and Management have developed this program for the benefit of all owners.

### OWNERS

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1. Owners must read and sign an Owner Rental Agreement to participate in the STSA Rental Program.
2. Rental income received of \$600 or more is reportable income to the IRS. Owners must complete and submit an IRS Form W-9 (Form W-8 BEN or Form W-8 EIN if Canadian) to Snowater office before participating in the Rental Program.
3. Owners may deposit week(s) by signing into the Snowater Time Share Reservation System at [www.snowater.org](http://www.snowater.org) or by contacting the Snowater Office. Week(s) may be deposited into the rental pool within one year of the start date.
  - a. Owners may not request a week through the Internal Banking Program and then place that week in the Rental Program.
4. A deposited week is available to renters for a 2 – 7-night reservation period on a first come first served basis; a 3-night minimum stay over holidays is required.
  - a. Owners may not choose the number of nights or specific dates that the unit is to be rented. There is no guarantee on how many nights will be rented, if at all.
5. Owners may use any remaining unrented nights, must notify the Office of the intent to occupy the unit after the rental period and are responsible for a housekeeping fee.
6. If a unit is rented, the owner will receive 60% of proceeds. Rental proceeds are credited to the owner's assessment account only AFTER the rental period has been fulfilled and all funds have been collected. The number of nights rented will determine the amount of compensation.
  - a. If the unit is rented through an online booking platform (such as Airbnb), the credit card processing fee assessed by the booking platform is the responsibility of the unit owner and will be deducted from the owner's rental proceeds.
  - b. **NOTE:** Units owned by multiple owners pursuant to recorded deed will have rental proceeds credited to their unit assessment account. No special payment arrangements will be made to split rental proceeds.
7. Units will be rented in the order in which they are deposited with the earliest deposits being used first to fill rental requests.
8. A week may be withdrawn from the rental pool by the owner only if the week does not have a confirmed rental reservation.





- a. To remove a week from the rental pool, the owner must call the Snowater Office to request cancellation prior to the start of the week. After such a cancellation, the owner may keep the week to use or may “late bank” the week in the Snowater Internal Banking Program\*.
- b. It is solely the owner’s responsibility to change the status of the week if it remains un-rented; it will not be done automatically.

## **RENTERS**

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1. Renters are required to pay a 50% non-refundable rental deposit. The remaining 50% will be due at check-in. STSA will collect all required sales tax.
  - a. If a renter cancels a reservation, the non-refundable deposit will be split 50/50 between the owner and the Association only if the unit remains unrented. In the event the unit is rented by another party, the first rental deposit belongs 100% to the Association.
2. Renters are required to pay the housekeeping fee before or at check-in.
3. STSA secures a \$250 damage deposit authorized to renter’s credit card. If renter causes damages exceeding \$250, the owner is liable for excess charges. In this situation, the owner is provided the renter’s contact information to pursue action against the renter to recoup any expense. The STSA will not pay for the damages caused by a renter.

## **FREQUENTLY ASKED QUESTIONS:**

### **Will all my deposited weeks rent?**

There is no guarantee. Realistically, many weeks at Snowater have little demand, while the weeks you probably want to use for yourself, and family will have rental potential. Usage can change from year to year and weather can have a profound effect on demand for units. Rental reservations are most made for 2-night stays.

#### **Peak Season (More likely to rent)**

- December - April (Depending on snow conditions at Mt Baker).
- Mid July - Mid September
- Holidays

#### **Shoulder Season (Least likely to rent)**

- April - Mid July
- Late September-Late November

### **Can the unit be rented more than once per week?**

No, however, the remainder of the week is available for use by the owner. The owner will be responsible for a housekeeping fee.

### **If my unit is first in line in the Rental Pool, will it then receive the most days rented for the week?**

No, units will be rented on a first come first served basis. Renters are assigned to units based on which units are deposited first by date, with a 2-night minimum stay or 3 nights for holidays.



## SNOWATER TIME SHARE ASSOCIATION PET RULES

The following Pet Rules and Regulations govern the use and quiet enjoyment of our Resort. Please obey them with your pet to ensure a pet-friendly atmosphere at Snowater.

1. Pets must be reported at Check-In.
2. Two household pets are allowed per Unit.
3. Pets must always be kept on a leash while on Snowater grounds.
4. Pick up waste and dispose of properly.
  - a. Bags are provided at the Front Office, Recreation Building, the Clubhouse, and Log Cabin.
5. Animals are not permitted on couches or beds.
  - a. The Pet Fee covers standard extra Unit cleaning. Extra charges shall be assessed when excessive laundering of bedspreads or blankets due to animal hair, or to professionally clean carpets due to pet stains is required.
  - b. PET SHEETS are available to cover the furniture at no cost upon request.
6. Do not leave pets unattended in the Unit or on the Deck.
  - a. Scratches on doors and woodwork are costly to repair. Dogs left alone may bark, which is disruptive to other Guests.

Failure to follow rules as stated above shall result in a fine in addition to the cost of extra cleaning and repairing any damages. A second violation shall result in additional fines AND the loss of pet privileges.

I have read, understand, and agree to comply with the Pet Rules listed above.

_____	_____	_____, 20____
Name	Unit	Date

Office / File copy



## SNOWATER TIME SHARE EXTERNAL EXCHANGE PROGRAM

### EXCHANGING TIME WITH TRADE COMPANIES

Time Share owners may deposit weeks with external trade companies on-line at [www.snowater.org](http://www.snowater.org).

To exchange a week with an exchange company, you must first obtain a reservation number from Snowater. This reservation number is generated from your on-line account or given to you by calling the office at 360-599-2724 ext. 200. As an alternative you may request by email to [office@snowater.org](mailto:office@snowater.org).

**IMPORTANT:** Once your confirmed reservation number is received, you must call the trade company with that reservation number to deposit your week. Snowater does not do this on your behalf.

Time exchanged must be increments of (7) days, (1 week).

To qualify to exchange your weeks, you **MUST** be current on your Quarterly Assessments. If you have a history of delinquency, Snowater Time Share will require you to prepay Quarterly Assessments for the future dates you seek to exchange.

### REQUESTING EXTERNAL TRADE WEEKS

Each company is different in their trade policies. The general rule for success is that the farther in advance you deposit and the farther in the future you process requests, the better your chances of getting the trade you want. Last minute trades are also possible if you have flexible travel options.

### CANCELLATIONS

Once you have deposited your week with an external trade company, that week is no longer available to you and the transaction can only be cancelled by contacting the trade company. If a reservation has been made against the week you traded, you will not be able to cancel.

Owners are strongly encouraged to keep accurate records of their own days exchanged and requested. Should questions arise, Snowater records will be considered to reflect the most accurate account, in all cases, and will stand.

When you call the Snowater Office or contact us by email [office@snowater.org](mailto:office@snowater.org) you **MUST** provide your UNIT# and Segment Week.