



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

Pets welcome

Affordable getaway

Recreation

SNOWWATER TIME SHARE ASSOCIATION

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

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.

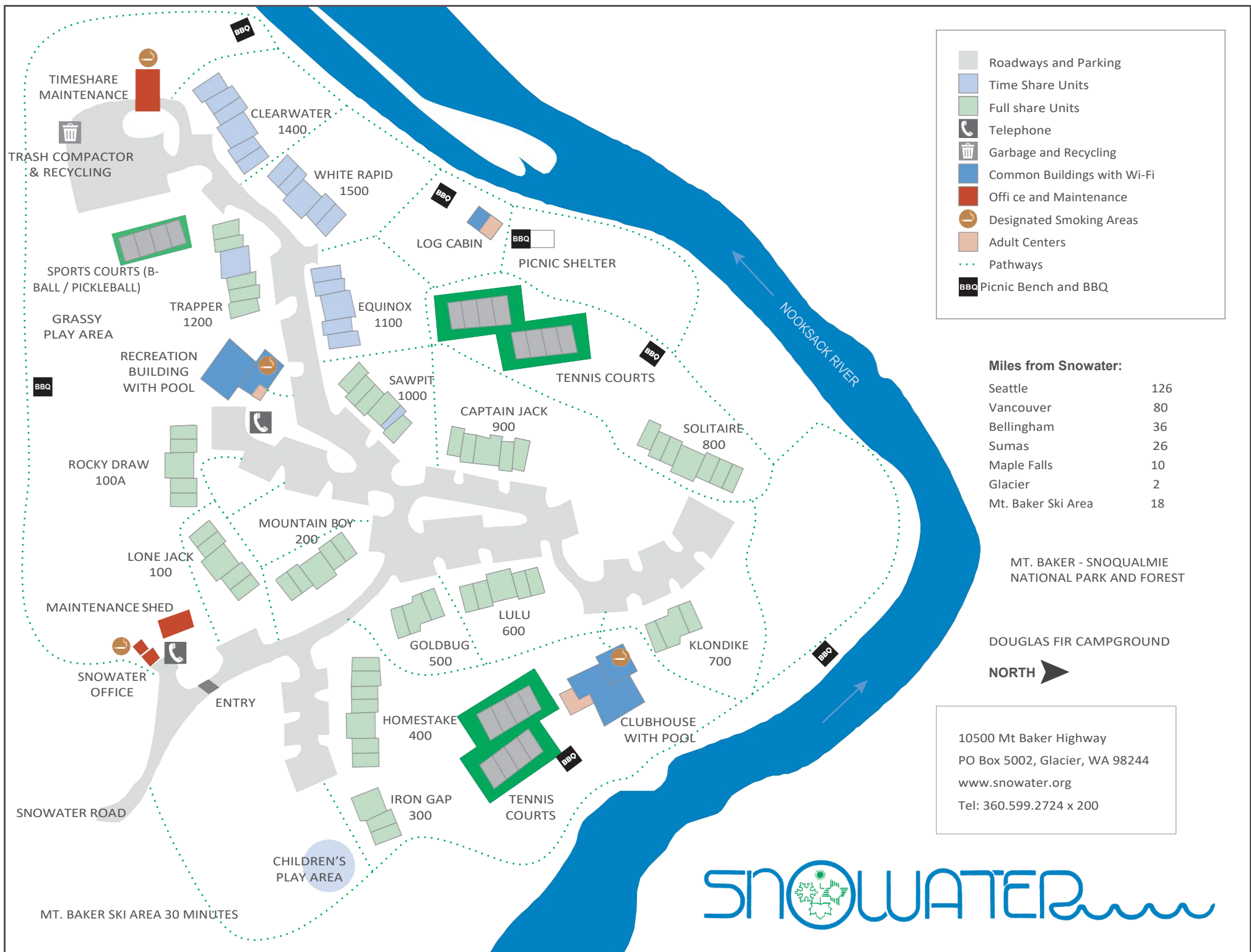
Timeshare (STSA) one-bedroom condos feature a propane fireplace, full kitchen, living room with American Leather hide-a-bed, bathroom, bedroom, washer/dryer, Wi-Fi, DirecTV, DVD player, patio and phone for local and long distance – sleeps 4; 5-person maximum occupancy.

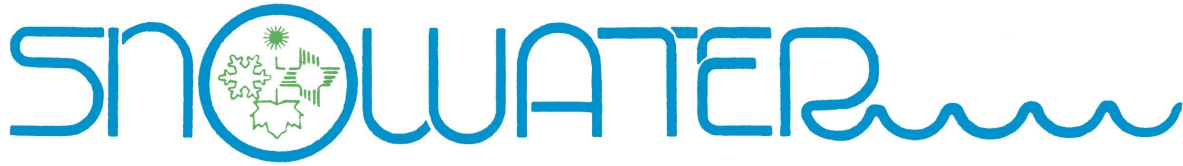
Timeshare (STSA) two-bedroom condos feature a propane fireplace, full kitchen, living room with American Leather hide-a-bed, 2 bathrooms, 2 bedrooms, washer/dryer, Wi-Fi, DirecTV, DVD player, patio and phone for local & long distance – sleeps 6; 7-person maximum occupancy.

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.



Snowwater Time Share Association Quarterly 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 \$250 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, 2021, 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, additional housekeeping fees, damage/repair fees or missing/damaged inventory may be assessed.

Snowater Time Share Association (2021 Assessments) 12/28/2020

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	2021 Total Assessment Per TSO/Qtr	2020 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
2 Bedroom	1		\$ 132.32	\$ 70.67	\$ 16.97	\$ 34.90	\$ 94.88	\$ 349.75	\$ 434.28	\$ (84.53)
Qtr. Total			\$ 1,587.84	\$ 848.03	\$ 203.68	\$ 418.82	\$ 1,138.58	\$ 4,196.94		
Annual Total			\$ 6,351.34	\$ 3,392.13	\$ 814.72	\$ 1,675.28	\$ 4,554.30	\$ 16,787.78		

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	2021 Total Assessment Per TSO/Qtr	2020 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	6		\$ 101.66	\$ 58.17	\$ 9.48	\$ 25.39	\$ 72.99	\$ 267.69	\$ 284.82	\$ (17.13)
2 Bedroom	6		\$ 132.32	\$ 70.67	\$ 15.80	\$ 42.32	\$ 94.88	\$ 355.99	\$ 376.40	\$ (20.41)
Qtr. Total			\$ 16,846.83	\$ 9,276.42	\$ 1,819.98	\$ 4,875.00	\$ 12,086.42	\$ 44,904.65		
Annual Total			\$ 67,387.33	\$ 37,105.68	\$ 7,279.92	\$ 19,500.00	\$ 48,345.68	\$ 179,618.61		

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	2021 Total Assessment Per TSO/Qtr	2020 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	2		\$ 101.66	\$ 58.17	\$ 9.80	\$ 36.75	\$ 72.99	\$ 279.36	\$ 297.46	\$ (18.10)
2 Bedroom	2		\$ 132.32	\$ 70.67	\$ 16.33	\$ 61.25	\$ 94.88	\$ 375.44	\$ 397.46	\$ (22.02)
Qtr. Total			\$ 5,615.61	\$ 3,092.14	\$ 626.88	\$ 2,351.84	\$ 4,028.81	\$ 15,715.28		
Annual Total			\$ 22,462.44	\$ 12,368.56	\$ 2,507.52	\$ 9,407.36	\$ 16,115.23	\$ 62,861.11		

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	2021 Total Assessment Per TSO/Qtr	2020 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	7		\$ 101.66	\$ 58.17	\$ 9.34	\$ 20.66	\$ 72.99	\$ 262.82	\$ 286.64	\$ (23.82)
2 Bedroom	7		\$ 132.32	\$ 70.67	\$ 15.56	\$ 34.44	\$ 94.88	\$ 347.87	\$ 379.44	\$ (31.57)
Qtr. Total			\$ 19,654.64	\$ 10,822.49	\$ 2,091.74	\$ 4,628.75	\$ 14,100.82	\$ 51,298.44		
Annual Total			\$ 78,618.55	\$ 43,289.96	\$ 8,366.96	\$ 18,515.00	\$ 56,403.30	\$ 205,193.77		

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	2021 Total Assessment Per TSO/Qtr	2020 Total Assessment Per TSO/Qtr	2021/2020 Variance \$
L-1 Bedroom	6		\$ 101.66	\$ 58.17	\$ 9.48	\$ 24.74	\$ 72.99	\$ 267.04	\$ 279.60	\$ (12.56)
2 Bedroom	6		\$ 132.32	\$ 70.67	\$ 15.80	\$ 41.23	\$ 94.88	\$ 354.90	\$ 367.70	\$ (12.80)
Qtr. Total			\$ 16,846.83	\$ 9,276.42	\$ 1,820.04	\$ 4,750.02	\$ 12,086.42	\$ 44,779.73		
Annual Total			\$ 67,387.33	\$ 37,105.68	\$ 7,280.16	\$ 19,000.08	\$ 48,345.68	\$ 179,118.93		

SNOWATER TIME SHARE SEGMENT SCHEDULE

2018		
WK	DATE	SEG
1	Jan--05	H
2	Jan--12	I
3	Jan--19	J
4	Jan--26	K
5	Feb--02	L
6	Feb--09	A
7	Feb--16	B
8	Feb--23	C
9	Mar--02	D
10	Mar--09	E
11	Mar--16	F
12	Mar--23	G
13	Mar--30	H
14	Apr--06	I
15	Apr--13	J
16	Apr--20	K
17	Apr--27	L
18	May--04	A
19	May--11	M&O
20	May--18	B
21	May--25	C
22	June--01	D
23	June--08	E
24	June--15	F
25	June--22	G
26	June--29	H
27	July--06	I
28	July--13	J
29	July--20	K
30	July--27	L
31	Aug--03	A
32	Aug--10	B
33	Aug--17	C
34	Aug--24	D
35	Aug--31	E
36	Sept--07	F
37	Sept--14	G
38	Sept--21	H
39	Sept--28	I
40	Oct--05	J
41	Oct--12	K
42	Oct--19	L
43	Oct--26	A
44	Nov--02	B
45	Nov--09	C
46	Nov--16	D
47	Nov--23	E
48	Nov--30	F
49	Dec--07	G
50	Dec--14	H
51	Dec--21	I
52	Dec--28	J

2019		
WK	DATE	SEG
1	Jan--04	K
2	Jan--11	L
3	Jan--18	A
4	Jan--25	B
5	Feb--01	C
6	Feb--08	D
7	Feb--15	E
8	Feb--22	F
9	Mar--01	G
10	Mar--08	H
11	Mar--15	I
12	Mar--22	J
13	Mar--29	K
14	Apr--05	L
15	Apr--12	A
16	Apr--19	B
17	Apr--26	C
18	May--03	D
19	May--10	M&O
20	May--17	E
21	May--24	F
22	May--31	G
23	June--07	H
24	June--14	I
25	June--21	J
26	June--28	K
27	July--05	L
28	July--12	A
29	July--19	B
30	July--26	C
31	Aug--02	D
32	Aug--09	E
33	Aug--16	F
34	Aug--23	G
35	Aug--30	H
36	Sept--06	I
37	Sept--13	J
38	Sept--20	K
39	Sept--27	L
40	Oct--04	A
41	Oct--11	B
42	Oct--18	C
43	Oct--25	D
44	Nov--01	E
45	Nov--08	F
46	Nov--15	G
47	Nov--22	H
48	Nov--29	I
49	Dec--06	J
50	Dec--13	K
51	Dec--20	L
52	Dec--27	A

2020		
WK	DATE	SEG
1	Jan--03	B
2	Jan--10	C
3	Jan--17	D
4	Jan--24	E
5	Jan--31	F
6	Feb--07	G
7	Feb--14	H
8	Feb--21	I
9	Feb--28	J
10	Mar--06	K
11	Mar--13	L
12	Mar--20	A
13	Mar--27	B
14	Apr--03	C
15	Apr--10	D
16	Apr--17	E
17	Apr--24	F
18	May--01	G
19	May--08	H
20	May--15	M&O
21	May--22	I
22	May--29	J
23	June--05	K
24	June--12	L
25	June--19	A
26	June--26	B
27	July--03	C
28	July--10	D
29	July--17	E
30	July--24	F
31	July--31	G
32	Aug--07	H
33	Aug--14	I
34	Aug--21	J
35	Aug--28	K
36	Sept--04	L
37	Sept--11	A
38	Sept--18	B
39	Sept--25	C
40	Oct--02	D
41	Oct--09	E
42	Oct--16	F
43	Oct--23	G
44	Oct--30	H
45	Nov--06	I
46	Nov--13	J
47	Nov--20	K
48	Nov--27	L
49	Dec--04	A
50	Dec--11	B
51	Dec--18	C
52	Dec--25	D

2021		
WK	DATE	SEG
1	Jan--01	E
2	Jan--08	F
3	Jan--15	G
4	Jan--22	H
5	Jan--29	I
6	Feb--05	J
7	Feb--12	K
8	Feb--19	L
9	Feb--26	A
10	Mar--05	B
11	Mar--12	C
12	19-Mar	D
13	Mar--26	E
14	Apr--2	F
15	Apr--9	G
16	Apr--16	H
17	Apr--23	I
18	Apr--30	J
19	May--07	K
20	May--14	M&O
21	May--21	L
22	May--28	A
23	Jun--04	B
24	June--11	C
25	June--18	D
26	June--25	E
27	July--02	F
28	July--09	G
29	July--16	H
30	July--23	I
31	July--30	J
32	Aug--06	K
33	Aug--13	L
34	Aug--20	A
35	Aug--27	B
36	Sept--03	C
37	Sept--10	D
38	Sept--17	E
39	Sept--24	F
40	Oct--01	G
41	Oct--08	H
42	Oct--15	I
43	Oct--22	J
44	Oct--29	K
45	Nov--5	L
46	Nov--12	A
47	Nov--19	B
48	Nov--26	C
49	Dec--03	D
50	Dec--10	E
51	Dec--17	F
52	Dec--24	G
53	Dec--31	H

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

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



TIME SHARE IN-HOUSE BANKING PROGRAM

BANKING TIME

A minimum of **3 weeks' notice will be required** to bank a week. Less than 21 days' notice will result in time being considered a **Late Bank**; owners will not be credited time for later use, *unless utilized by another owner or board of directors*. Credit, in this case, will be given for an amount equal to the actual number of nights and priority used by another owner. (Ex: 3 "A" days, or 4 "B" days)

Owners may take their unit back at any time up until check-in day, without penalty, if their unit is not booked for use by another owner through the internal banking system.

- **Time can be banked up to a year in advance.**
- **Time is banked ONLY in increments of (7) days, (1 week).**

REQUESTING TIME (WITHDRAWING BANKED TIME) REQUESTS are prioritized on a first come, first serve basis.

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

- **UPGRADE:** Owners with 1-bedroom units may upgrade to a 2-bedroom unit at check-in, if available, at the upgrade price. Lodging tax at the current rate will also apply, along with the 2-bedroom housekeeping rate.
- **DOWNSIZE:** Likewise, owners of 2-bedroom units may opt to downsize to a 1-bedroom unit, if available, and may be reserved up to two weeks prior to their stay. The 1-bedroom housekeeping rate will be collected at check-in.

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

"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 on the books.

"B" REQUEST = SECOND PRIORITY: If an owner's "A" priority request is for 3 or 4 days, the remaining days are only used for one "B" priority request which will be confirmed no sooner than three weeks in advance. Any "A" priority requests made less than three weeks in advance will take priority over unconfirmed "B" requests. An amount equal to three nights will be charged the owner for a withdrawal of three nights or less from the pool. This, in effect, limits requests to one "A" priority request and one "B" priority request per week banked. No more than two "A" and no more than two "B" requests will be accepted and maintained concurrently on the books. 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).

CONFIRMATION OF REQUESTS

After an owner is notified by Snowater 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 possible confusion between the parties involved. Should questions arise, Snowater records will be considered to reflect the most accurate account, in all cases, and will stand.

Multiple owners of one unit and segment must appoint one representative to coordinate (in writing) all the unit's affairs with the Time Share office. 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 time period shall be granted only one such request in any 12-month period.

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

CANCELLATIONS OF CONFIRMED REQUESTS

A **minimum of seven days' notice is required for cancellation** of a confirmed request, or the time is forfeited. Either a verbal or written cancellation is acceptable. 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.

ADDITIONAL NOTES

Owners accepting the banked unit must make all reservations, cancellations, etc. for guests. In addition, the accepting owner is financially responsible for those persons, which include any housekeeping fees incurred, lost keys or gate cards, and any damage caused by these persons. It is suggested that owners consider damage or security deposits, as a precaution when allowing family or other guests use the unit.

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.

You may also make requests online at www.snowater.org by logging into the STSA Reservation System, which is the preferred method, or by email to 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.

Owners must use banked weeks within 1 year of the date of the time segment that was banked, otherwise the week is forfeited.

OUTSIDE EXCHANGES

Owners cannot place weeks acquired through our In-House 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 In-House Banking Program.

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- 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 probably have the best chance of confirmation if they are made on low priority weeks.



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.

ARRIVAL AND ENJOYMENT OF USE

CHECK IN / CHECK OUT

Check in time is 4:00 PM - 10:00 PM on Friday. Check out time is 10:00 AM the following Friday. Office hours are 10:00 AM to 5:00 PM Saturday - Thursday and 10:00 AM to 10:00 PM Friday. Special arrangements for late arrivals can be made with the Time Share Office. Keys and gate cards must be turned in to the office no later than 10:00 AM.

OCCUPANCY

No more than 5 persons may occupy the 1-bedroom unit and no more than 7 persons may occupy the 2-bedroom unit.

KEYS AND GATE PASSES

Keys and gate fobs must be turned into the office when you check out at 10:00 AM. Please advise the office immediately in the event of loss so locks can be changed, and the gate fob decoded. If you take the keys and/or gate fob home by accident, please notify the office and mail them back. You will be charged full replacement cost if the items are not returned before 4:00 pm the following Friday.

PARKING

All vehicles that enter Snowater must be registered with the office and display a parking permit. Please park only 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.

HOUSEKEEPING & PET FEES

Housekeeping Expenses and Pet Fees are due at check-in and can be paid by cash, check or VISA/MASTERCARD. When using a credit card / debit card there is a 4.7% processing fee. If you are sending a guest and wish to pay for this, you must pre-pay before their arrival by credit card over the phone.



GUESTS / RENTERS

Owners are responsible for making all reservations, cancellations, etc., for guests/renters. Owners must provide their guests/renters information to the Snowwater office by phone or email before their arrival. The unit will not be released without a guest registration. This security measure is for the protection of the owners and Snowwater.

RESPONSIBILITY OF OWNERS

Owners are financially responsible for guests/renters and will be billed for any unpaid housekeeping fees, damage claims, missing inventory, lost keys, gate fobs, etc. Monies due the Time Share Association by an owner must be paid before the owner's next visit to Snowwater.

Should questions arise, Snowwater records will be considered to reflect the most accurate accounting of what has transpired.

UNIT INVENTORY

A check list of your unit's inventory is provided in each unit. Owners are billed for missing inventory, so if dishes, linen, etc., is taken out of the unit, make sure to bring it back. A Comment Card is also provided in each Unit for the reporting of needed repairs, shortages of inventory noticed at the time of checking in, etc. Please feel free to add any remarks, suggestions, etc., and turn the form into the office. You may also call the office to advise staff of missing or broken items or items in need of repair.

FIREPLACE

The units are equipped with propane gas inserts. 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 get very hot. Do not push furniture against them or anything else such as cushions, towels, clothing, etc.

SKI EQUIPMENT

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



PETS

- Pets must be reported at Check-in and a Pet Fee is collected. Only owners may bring pets.
- Two household pets are allowed per unit.
- 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 waste and dispose of properly.
- Animals are not permitted on couches or beds. The Pet Fee covers an extra standard Unit cleaning. Laundering of bedspreads or blankets due to animal hair or carpet cleaning due to pet stains will incur extra charges.
- Pets are NOT to be left unattended in the Unit or on the Deck.

GENERAL

1. **NO SMOKING POLICY:** STSA has a strict NO SMOKING policy. Smoking is not permitted in your Unit, on your Deck, or covered entryways. There are 4 designated smoking areas listed on the site map. Smoking is not allowed in common buildings. 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.
2. **NOISE:** Quiet hours at Snowater are from 10:00 PM- 8:00 AM.
 - Please exercise care so as not to disturb your neighbors, particularly in the use of musical instruments, radios, stereo's etc.
 - **PERSONAL BELONGINGS:** STSA is not responsible for any personal items while staying at Snowater. If a personal item is lost or left behind at Snowater, we do not hold on to these items or ship them. Please be sure to clear out your unit before you leave.

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.

KEYS & GATE PASSES

- Return to Snowater Office by 10:00 AM

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 written authorization / verification from Snowater Time Share that the date, unit number, reservation number, and unit size are correct. Our office also confirms the owner is in good standing and that STSA will have the unit available.

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.



Phone: (360) 599-2724 ext. 200

Email: Office@Snowater.org

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

1. Owners may deposit week(s) by signing into the owner portal at www.snowater.org or by contacting the Snowater Office. Week(s) may be deposited into the rental pool within one year of its start date.
 - a. Owners *may not* request a week through the Internal Banking Program and then place that week in the Rental Program.
2. 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 cannot 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.
3. Owners may use any remaining unrented nights and are responsible for a housekeeping fee.
4. If unit is rented, 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. **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.*
5. Units will be rented in the order in which they are deposited with the earliest deposits being used first to fill rental requests.
6. 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 STSA 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

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 lodging 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 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 commonly 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 EXTERNAL EXCHANGE PROGRAM

EXCHANGING TIME WITH TRADE COMPANIES

Time Share owners may deposit weeks with external trade companies on-line at 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.

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 you **MUST** provide your UNIT# and Segment Week.