

GRAND TIMBER LODGE OWNERS' ASSOCIATION

RULES AND REGULATIONS

SCHEDULE 1

WINTER RESERVATION PROCEDURES

General Procedures. For all two (2) bedroom and three (3) bedroom Owners, the winter reservation procedures at Grand Timber Lodge have been designed to insure that all Owners have equal and easy access to reserving their week(s) and have been carefully formulated in an attempt to be fair and equitable to all Owners. Each Owner is allowed to use a vacation week(s) as designated on their deed. No reservation will be binding on Grand Timber Lodge until the Grand Timber Lodge Reservations Department provides written confirmation to the requesting Owner.

As permitted in the Declaration and the Association's Bylaws, the Association reserves the right to alter these reservation procedures from time to time as conditions warrant.

Although the deed to a Vacation Week may show a specific unit number and a specific week, Owners are purchasing the right to use any unit during their season and may not stay in the unit or week listed on the deed.

Planned Vacations. During the four (4) week booking window which will occur from the second Monday of December through the second Friday of January for the next winter season, Owners will submit a minimum of five (5) preferred weeks during the deeded season. Owners will rank these choices in preferred order via the on-line system provided by the Grand Timber Lodge Reservations Department or through a direct request via telephone to the Grand Timber Lodge Reservations Department. An Owner may request as many weeks as are in their deeded season. For each preferred week listed, an Owner will also list a preferred arrival day. No Owner will be allowed to list the same week with a different arrival day within their preferred choices for a specific unit size.

Owners may choose to split their unit during this time and list preferred weeks for each segment of their unit in the same way as stated above.

The day after the four (4) week window closes, the Grand Timber Lodge Reservations Department will run an assignment report that will assign as many first week choices as possible on a random basis. The assignment report will then assign second choice weeks, third choice weeks, and so on until all Owners have been assigned a week during their deeded season.

Grand Timber Lodge Reservations Department will then enter all reservations into the reservation system and generate confirmations to all Owners. Any Owners who were not assigned any week based on their preferred choices will be contacted to book an alternate week immediately after all reservations from the on-line system have been entered.

Once confirmations have been sent and all Owners participating in the on-line booking system have been contacted, any special requests (e.g. putting unit up for rent, deposit requests, etc.) will be handled.

Multiple Week Owners. Any Owner owning more than one (1) week of Vacation Ownership who does not want to reserve weeks 7 – 13 will be able to request consecutive or simultaneous weeks utilizing the lottery system and will be given priority over other Owners only owning one (1) week of Vacation Ownership.

Space Available Reservations. Beginning the fourth Friday of January after reservations using the lottery system have been made, Owners may make Space Available Reservations for the upcoming year. Space Available Reservations will be made on a first come, first served basis.

Rotational System. When demand for particular weeks exceeds the number of weeks available, a rotational system will be determined as follows:

Group A – those Owners who receive their first choice

Group B – those Owners who receive their second choice

Group C – those Owners who receive their third choice

Group D – those Owners who do not receive any of the above

Group E – those Owners who placed a request but who do not receive any of their choices
(unassigned)

In following years, those Owners in Group E will be given top priority for their first choice, Group D will be the next priority level, Group C the next, Group B the next and Group A the final level.

Last modified 11/23/09