



### **1) What is 'fractional ownership' real estate?**

Fractional ownership (The Tips) is titled real estate, which means you own a registered fee simple real estate interest in the property. The owner of each interest is able to sell, transfer or gift their interest as they could with traditional real estate.

### **2) How is 'fractional ownership' different from traditional timeshare?**

With fractional ownership, you own a one (1) undivided 1/12 interest in the property registered in the BC Land Titles Office. With a timeshare, you do not own Title. You are buying time and a right to use a property or properties, i.e.: some timeshares offer members the option to buy points and redeem them for use at one of the properties in the timeshare network.

### **3) How does fractional ownership at The Tips work?**

Each home is co-owned by 12 owners and each of the owners owns an undivided one-twelfth (1/12th) interest in the strata lot. Ownership is evidenced by a BC Land Title in the purchaser's name.

### **4) How often will I be able to use my fraction at The Tips?**

Each owner receives a minimum 4 weeks of annual usage however additional time can be reserved based on availability.

### **5) How will my 4 weeks of annual usage at The Tips be determined?**

Each of the 12 owners of a home will have 1 week of guaranteed use in the prime golf season (between late June and early September), and 1 week of guaranteed use in the shoulder golf season (between resort opening and early June and early September and resort closing.)

The prime golf week will be pre-determined at the time of purchase. The shoulder golf week will be determined by way of a priority selection schedule. Both the prime golf week and shoulder golf selection will rotate annually among the 12 owners.

Additionally, each of the 12 owners of a home will have access to 2 non-golf weeks (the wine & winter season). The 12 owners will select their 2 weeks by way of a priority selection schedule which will rotate amongst the 12 owners.



Please refer to the document titled 'Owner's Use Schedule' which outlines all of the owners prime golf season usage and the priority selection schedules over a 12 year cycle. After the 12 year cycle is completed, the schedule reverts back to the, 1st year, and the 12 year cycle commences once again.

The best feature of owning at The Tips is the flexibility of use for all owners.

**6) Will I pay daily use charges while occupying my home at The Tips?**

The only charge will be the housekeeping fee charged at the end of your stay. This fee is \$297.41 per week for an owner's 4 weeks and \$350 for a space available week.

**7) What is the Guaranteed Upgrade Program?**

If within 4 years of the completion date on the purchase of your home at The Tips you decide that you would prefer full real estate ownership at the resort, we will apply the original purchase price of your Tips home, less a \$5000 administration fee, towards the purchase of your new Wesbild Home at Predator Ridge.

**8) How will the golf club membership work?**

As an owner at The Tips, you are a golf club ember (2 per fraction). You can choose to pay golf dues for any given year, or opt out of paying golf dues for that year. If you choose to pay dues, the fee will be 20% (\$720.00 - per unit member) of regular member dues during the two weeks that you are in residence in your Tips home. Outside of those two weeks, the homeowner rate applies, which is the same rate The Tips owners who opt out of paying golf membership dues are entitled to. When you are in residence, you will receive full owner privileges and access to all of the resort amenities.