

Inn Condominium Owner's Association
New Owner Information - Update: 01/04/2012

Association Data:

Inn Condominium Consists of 4 Buildings: The "Marina View Building," the "14-Plex," the "Inn Building," and the "Tennis Building."

There are 65 total units/condos, with 59 separate Owners. WorldMark by Wyndham is the largest single Owner interest, with 7 units located in the Tennis Building.

Building Addresses:

Marina View Building: 970 N. Harbor Village East Drive

14-Plex: 929 N. Harbor Village East Drive

Inn Building: 865 Harbor Village East Drive

Tennis Building: 815 N. Harbor Drive

The Inn Condominium Owner's Association is located in the Harbor Village Development and is 1 of 5 other Associations, which includes: Raspberry Patch HOA, Lakeview HOA, WorldMark by Wyndham, Townhome HOA.

Of these Associations, 4 are members of the **HV Master Association**: Townhome HOA, Lakeview HOA, WorldMark by Wyndham & Inn Condominium HOA. Each of these 4 Associations pays a monthly fee to the HV Master Association. These fees cover such things as the outdoor pool, snow removal of the roadways, common area insurance, road repairs, management fees, cable, landscaping, etc. Many of the items that are paid for by the HV Master Association are at a reduced rate and are made available through the means of a bulk purchase program (i.e., insurance, cable, road repairs, landscaping, etc.).

Each building in the Inn Condominium Owner's Association has a different dues structure. Several factors contribute to what an Owner is responsible to pay. For instance; some buildings have their utilities included and others do not and some fees are based on building size (higher/lower rates based on insurance coverage), etc.

With regards to the insurance, it is important to note that while the Association carries a policy to cover the buildings in the event of a fire, earthquake, flood, etc., Inn Condominium does not carry insurance that covers the assets of your unit. An individual homeowner's insurance policy is required. The Inn Condominium policy was purchased by and through the HV Master Association and also includes common area property coverage.

Your monthly dues/fees include the following:

| | Marina | 14-Plex | Inn | Tennis |
|-----------------------|---------------|----------------|------------|---------------|
| Snow Removal | ✓ | ✓ | ✓ | ✓ |
| Cable | ✓ | ✓ | ✓ | ✓ |
| Outdoor Pool | ✓ | ✓ | ✓ | ✓ |
| Tennis Courts | ✓ | ✓ | ✓ | ✓ |
| Propane | | | ✓ | |
| Electric Interior | | | ✓ | |
| Electric Exterior | ✓ | ✓ | ✓ | ✓ |
| Water | ✓ | ✓ | ✓ | ✓ |
| Sewer | | | | |
| Landscaping | ✓ | ✓ | ✓ | ✓ |
| Liability Insurance | ✓ | ✓ | ✓ | ✓ |
| Repairs & Maintenance | ✓ | ✓ | ✓ | ✓ |
| Dues | \$255.80 | \$245 / \$267* | \$339.59 | \$255.18 |

*This fee is that of both 1 and 2 bedroom units in the 14-Plex. \$245.86 is the fee for the 1 bedroom units, \$267.85 is the fee for the 2 bedroom units in that particular building.

Of course, other items not listed above contribute to your monthly dues/fees. Some of those items are such things as accounting fees, management fees, postage, reserve funding, taxes, attorney's fees, web hosting, etc.

If you are in the Marina View, 14-Plex or Tennis Buildings, the following utilities information will be important to you:

Electric: **Rocky Mountain Power** - 888-221-7070

Sewer: **Bear Lake Special Service District** - 435-946-3201

Propane: **Suburban Propane** - 208-847-1352

Garbage: Trash receptacles are located in the "North Parking Lot" and the "Overflow/Main Parking Lot." Normal garbage/trash from your units are acceptable. Building

supplies, appliances, beds, couches, etc., are not acceptable. A landfill is available in Laketown for such items. Owners who are found dumping unacceptable items will be fined.

Satellite Service (New as of 1/10/11): Satellite is provided by Direct TV. The Association provides one (1) receiver per unit. If you would like additional receivers for your unit, please call: 801-618-2864. Please do not call Direct TV directly as they will install additional dishes that are unnecessary to the system that is currently installed. You will have to pay for a separate residential package if you choose additional receivers. If you have problems with your service, please call the number listed above and they will attend to your needs in short notice.

Unit Key Program: As you can imagine, there are not very many year round residents in the Inn Condominium Association. During a particularly cold winter in 2006, several units had their heaters stop working and pipes began to freeze. These units flooded and cause significant damage to various units in the Marina View Building. During that time, the Association was self managed - no property management company was onsite to assist in the water clean-up. Since then, the Association has hired WorldMark to act as a managing entity of the association. In doing so, they (the Inn Condominium Board of Directors) also required each Owner to have a copy of their unit's key made to be kept in a lock box at the WorldMark offices in the event of another emergency. These keys are only used in such events and are not provided to contractors, vendors, or even Owners that may have misplaced their keys. They are only used for emergencies.

If you are a new Owner, please bring your new key to the WorldMark offices, located at 344 W. Harbor Village Dr (adjacent to the Overflow/Main Parking Lot).

Outdoor Pool: Each year, the outdoor pool is typically open from Memorial Day to Labor Day (weather pending). Hours are from from 9AM - 10PM. New Owners should know that there are no pool towels available (please bring your own). Each year, a new pool key/pass is mailed to each Owner in the Harbor Village Development. Rules and other pertinent information is also included to better assist Owners with this amenities. Owners can expect this mailing each year before Memorial Day.

Noise Complaints: We ask that Owners be respectful of each other and observe quiet hours from 10PM - 8AM. Many complaints can be handled by contacting the WorldMark offices: 435-946-3625. WorldMark staff will make contact with the Owner that is being disruptive and will make the decision as to inform the Sheriff's office.

Open Flames/Fireworks: Bonfires are not allowed on Inn Condominium Common area property or anywhere in the Harbor Village Development. Fireworks should be contained to areas such as parking lots - please keep away from lawns, buildings and other grass areas. Please remove all trash and use only legal fireworks (as per Utah code).

Parking: Parking is available in several areas for boats, trailers, bikes, etc. Inn Condominium Owner's have access to the "North Parking Lot" and the "Overflow/Main Parking Lot". Please use designated parking stalls. Those found parking improperly will be 'tagged' and will be subsequently towed if they continue to be non-compliant. If you notice someone parked improperly, please contact WorldMark (435-946-3625).

Dogs/Pets: Dogs and other pets are allowed - but need to be held to the same noise standards that other Owners are held to. Please pick-up after your pet.

Miscellaneous: As was mentioned above, WorldMark is the Property Manager for Inn Condominium Owner's Association. They can be contacted by visiting their office or by phone: 435-946-3625 (available 24 hours). In the event of an emergency, an emergency line has been established for assistance to Inn Condo Owners. That number is: 888-482-6130.

You can also email the Property Managers: pm@inncondo.com

Emergencies are defined as fires, floods, death, etc. A noise complaint would not be considered an emergency.

Please call/visit the WorldMark offices in the event of a cable issue, noise complaint, garbage issue or any miscellaneous issue/item that you would like to discuss.

Dues/Fees are paid to:

Inn Condominium Owner's Association
135 S. Main Street, Suite 100
Logan, UT 84321

If you have questions about your account, please call: Sharen Welsh (HOA's Accountant) at 435-755-3014 or by email: sharenw@cbgkr.com

The Inn Condominium Association has a website: www.inncondo.com. You can find agendas, minutes, Board Member contact information, etc.

The Inn Condominium Board meets quarterly (typically telephonic) and those meeting dates are posted on the website in advance. In addition, the Owner's have an Annual Meeting each year, which is traditionally held in February.

