



### ***What is One Willow Bridge Road?***

One Willow Bridge Road is Vail's newest and most luxurious residential development. Boasting a central location along the bank of Gore Creek in the very heart of Vail, One Willow Bridge Road features spectacular alpine views and instant access to all of the excitement of Vail Village.

Exclusive and intimate, there are only 22 residences in One Willow Bridge Road— ten whole ownership and twelve fractional ownership. Designed to evoke a sense of "Old Europe", One Willow Bridge Road creates an enduring architectural statement that fits comfortably into the ambiance that is Vail Village.

One Willow Bridge Road includes two and three bedroom fractional ownership residences complete with full access to the services and amenities of the exclusive Sonnenalp Resort of Vail.

### ***What sets Willow Bridge Road apart from other Vail properties?***

Everything about One Willow Bridge Road has been designed to make it an elegant and welcoming mountain retreat while featuring the best in fine hotel luxuries.

Graceful interior decor and elegant furnishings, including exquisite art and antiques, create the feeling of a private residence nestled in the heart of Chamonix or Gstaad.

- Rather than a traditional lobby dominated by a front desk, the porte-cochere at One Willow Bridge Road with its stone fireplace opens on to a spectacular collection of private rooms. From your impressive den to the gracious club room, to the delightful sun room and inviting outdoor patio and pool areas overlooking Gore Creek, you will immediately feel at home at One Willow Bridge Road.
- Valet service at the front entry will park your car and transport your luggage directly to your residence from the garage.
- Four separate elevators distributed throughout the building are designed for immediate service, alleviating congestion and waiting.
- Amenities include room service, concierge and housekeeping services, access to the Resort's spa facilities, and preferential tee-times at Sonnenalp Golf Club of Vail.
- Security throughout One Willow Bridge Road is state-of-the-art, including card key access, security cameras, and visual guest identification.

### ***How is ownership of the Club evidenced at One Willow Bridge Road?***

Title is evidenced by a real estate deed that is recorded and is guaranteed by a title insurance policy. Each member owns an undivided, deeded interest in one of the Club's elegantly furnished private residences.

***Who manages the ownership policies?***

The Board of Directors of One Willow Bridge Road.

***Can more than one family or individual own a single fractional share?***

Yes, however, it is up to the joint owners to allocate use of the property in accordance with the Rules & Regulations.

***How many fractional ownerships are available?***

One Willow Bridge Road offers a total of 12 Fractional Ownership residences with a minimum of seven owners.

***Is One Willow Bridge Road a timeshare development?***

No. Timeshare is not a permitted use in Vail Village. One Willow Bridge Road is a private residence club, providing owners access to all residences of their unit type and all facilities with the right to use them anytime, subject to reservation policies.

***How often can owners use the Club?***

Each Fractional Owner is allowed to use the Project in each Fractional Year for: (a) three Planned Vacations during the Winter Season; (b) three Planned Vacations during the Summer Season; (c) one Optional Vacation during either the Winter Season or the Summer Season; and (d) such Space Available Vacations as may be reserved in accordance with the rules for making such reservations set forth in the Project Reservation Procedures.

***What if the number of owners wishing to stay at the Club exceeds the number of residences available?***

Fractional ownership at One Willow Bridge Road is designed to equitably distribute reservations when demand for lodging may exceed supply. A computerized rotating priority reservation system insures all owners have equal access to peak-period lodging over the years.

***How do I schedule time in my residence?***

We limit the time that can be reserved by all fractional owners to no more than 52 days per year, so your vacation request should be relatively easy for us to accommodate. You can schedule time either by telephone or via the internet, subject to our reservation system.

### ***What are the guest privileges?***

Your guests in residence will be treated with access to the same luxuries and amenities as owners. Owners may invite Unaccompanied Guests to use their confirmed Planned Vacation Periods without a guest fee.

### ***Can a Fractional Ownership Interest be resold?***

Any fractional ownership interest may be sold or transferred by the owner or sold through a licensed real estate agent, subject to the One Willow Bridge Road governing documents.

### ***Can I leave belongings at One Willow Bridge Road?***

Any personal items you may wish for us to hold for you, including clothing, ski equipment and bicycles, are securely stored at an off site. Any articles you request will be placed in your home free of charge, prior to your arrival. Additional personal requests are welcome and will be granted if possible.

### ***Is smoking permitted in the residences?***

For the comfort of all of our owners, smoking is not permitted in the units or the project common areas, including all recreational facilities.

### ***Are pets allowed?***

No.

### ***Are all of the Fractional Ownership homes identical?***

We have a total of two two bedroom and ten three bedroom residences. Each home, though similarly decorated and designed, has slightly different individual touches that make a house a home.

### ***Am I allowed to make any modifications to my residence?***

Your personal items such as photographs and accessories may be put out before or upon your arrival. As a fractional owner, structural or cosmetic changes inside the homes are not permitted.

### ***Can I request a specific home for my stay?***

Owners may request a specific residence and this request will be granted, when possible.

### ***Am I allowed to reserve the Club Room or other common areas for special occasions?***

Yes. Private dining, catering and beverage services are available.

### ***Can Owners rent their confirmed reserved Vacations?***

Yes, Owners may rent any of their Planned Vacations, at their discretion.

***What happens to the revenues collected from Club rentals?***

Net revenues collected from rented weeks will be paid to the respective Club owner whose week(s) was rented, subject to rental commission rates and fees paid to the company who handles the rentals.

***Are there homeowners' association fees?***

Yes, annual ownership fees pay for the professional management and operation of all facilities and amenities. Included in these annual fees are funds for valet, daily housekeeping, concierge and owner services of superb Sonnenalp Resort quality, as well as office administration, property taxes, common area property taxes, insurance and utilities, and maintenance and upkeep of Club facilities.

***What is the quality of Club construction?***

Club construction will be of the highest quality. The Weitz Company, general contractors for the building, is widely renowned for quality, high-end construction. Their resume includes the Sonnenalp Resort, the Gold Peak Club and Residences, along with many other top-ranked commercial and residential projects.

The design team is lead by Resort Design Associates, International. Architects for many of Vail Valley's most spectacular resorts, including the Sonnenalp Resort, Vilar Center and The Chateau, RDA's engaging and unique environments are some of the most elegant structures in Vail.

Interior design features and furnishings are being selected by Kate Bodenhemier Interior Design.

Each residence is completely and elegantly furnished and will feature top of the line kitchen appliances. The accessory package includes kitchen utensils, cookware, china and silverware. The living room will have a large gas fireplace.

***When will the fractional ownership residences be available?***

Construction was completed in 2007.