

## **Villa Fractions**

- As a fractional owner you may use your villa for up to two (2) weeks during the High Season and four to six (4 to 6) weeks during the Resort Season based on the Villa fraction chosen (1/6th or 1/8th fraction.)
- The rental pool provides you an opportunity to earn income from the rental of the property. Rental income from all the fractional villas is pooled and the net income is split 40/60 between the owners (prorated) and the resort manager. It is a requirement that all fractional villas be placed in a rental pool.
- Home Owner Association (HOA) Fees are US\$1.00 per square meter per month for 1/6th fractions and US \$0.75 per square meter per month for 1/8th fractions, and include all corporate, administration, utilities, cable and internet, landscape maintenance, reserves for external painting and roof, common area maintenance, security and management. HOA Fees are due bi-annually (every six months).
- In addition to the HOA Fees, 1/6th or 1/8th of the property insurance estimated at 1.15% and property tax at 0.2% of the value of the unit is payable annually.

All owners are eligible for membership to the Kittitian Hill Golf and Tennis Club. Members are entitled to preferential access to the Golf Course, tennis courts, fitness centre and many other resort amenities. Membership is mandatory for all property owners and costs US \$2,500 per year.

- As a Kittitian Hill property owner you are eligible to become a member of the exclusive Preferred Residences Exchange Programme. The Developer pays this cost for the first year which allows members to exchange the use of their property at Kittitian Hill with other luxury resorts around the world.
- Historically in the Caribbean, High Season is from December 15<sup>th</sup> to April 15<sup>th</sup>. The Resort Operator of Kittitian Hill reserves the right to set the resort calendar which defines high and low season each year.