

## Affordable, Hassle-Free Ownership...Perfect

Many people would like to own luxury property on the water, but don't want the hassles and expenses that go along with lakehome ownership. It's hard to rationalize spending only a few weeks a year on a property that is continually needing upkeep. That's where luxury townhome ownership at Arrowwood Resort and Conference Center comes in...

## Frequently Asked Questions...

□ When I purchase an Arrowwood Townhome, do I own actual lakeshore?  
No. The lakeshore is actually part of the common areas and all owners and guests have access to it. This gives you access to over 1,200 feet of shoreline on Lake Darling here at Arrowwood Resort.

□ Is it possible to stay for extended periods of time?  
Yes. You are welcome to use your Townhome whenever you like, up to 30 days per stay.

□ What furnishings are included in my townhome purchase?  
Complete livingroom, flat screen televisions, dining room table/chairs, bedroom furnishings, and kitchens include all appliances, cookware, small cooking appliances and place settings. Bedrooms are fully furnished, including bedding. Bathrooms include all linens. All townhomes have been professionally decorated with upscale design, features and amenities.

□ Are there laundry facilities?  
Yes. Each unit has it's own washer and dryer

□ May I have a grill on my deck?  
No. Charcoal grills are located outside in the grassy area of each townhome. Owners are responsible for providing their own charcoal.

□ Are there any charges that I incur when I use my townhome?  
You will be charged a pre-determined cleaning fee when you have ended your stay in the townhome to ready it for the next visit. Daily services are available at an additional charge.

- Are pets allowed?

Because of the size of the facility and obvious liability issues, pets are not allowed on the grounds or in any individual townhomes.

- Are there telephones in the townhomes?

Yes. You may use our main resort number: 320-762-1124 and the call will be transferred directly to your townhome.

- When is check in and check out?

Generally, check in time is 4:00 p.m., and check out time is 11:00.

- Is there storage for my personal items within my townhome?

Yes. Each townhome is equipped with a secure owners closet to store those life jackets, water toys and misc. items that you'd prefer not to bring with you on each visit!

- What happens when it's time to change out the furnishings and carpeting in my townhome? Is there a capital replacement program in place?

All repairs are handled through special assessments to the owners. When replacements are deemed necessary, owners will be advised and assessed for repairs/replacements. There is a schedule of planned replacement available for your review.

- Can I bring my boat?

Absolutely! There is a full service marina on site with spots to dock your boat during your stay.

- Are there real estate taxes that I would be responsible for?

Yes. Just as with any other real estate property owned, you will be responsible for the property taxes for your townhome.

- Can I sell my townhome?

Yes. We have a licensed Real Estate agent specializing in the Lakes Area that would be happy to assist you in offering your property for sale.

- Can I change the furnishings in my vacation home?

No. All units have been professionally decorated and are promoted with a certain "look". We want all units to remain identical in furnishings to offer equal accommodations to all rental guests.

- Is financing available?

There are many fine financing institutions in Alexandria that would be happy to assist you with this purchase. We would be happy to provide you with a list of local contacts.

- Can I rent my vacation home directly to someone else?

We have an exclusive rental agreement with Regency Management who will handle all rental requirements.

- Will you offer the opportunity to rent my townhome in my absence?

Yes! Rules and regulations require that owners who choose to rent their unit for nightly rental use the services of our professional management company. When you are away, and your townhome is included in our rental program, you will have the opportunity to receive rental revenue that can help offset some of the costs of ownership. Regency Hotel Management was formed in 1965 and currently owns over 60 properties in 21 states. You'll be in good hands.

- How will management decide which vacation home is for rent and how often?

The units are placed into a property management computer program. The computer program is designed to equally distribute rentals among all units.

- What happens if my townhome is never rented?

It is a goal of the management company to do all things possible to rent out your unit. As tourism continues to expand, the demand for your unit will increase. There is no way to predict the occupancy of a unit for future opportunities; however, there is historical rental information available.

- When do I receive payments?

Rental statements and checks are distributed on a monthly basis.

- What if I need to receive packages, mail, faxes or email while enjoying my townhome?

You can direct mail, fax and package delivery to the front desk of our resort and we will happily deliver it to your townhome. Wireless internet and high-speed internet connections are standard in each townhome.

- Where do I buy groceries?

Alexandria offers a number of excellent grocers to assist you with all your needs. They are only a few short minutes away by car.

- Is there day care available for the kids?

No daycare, but we have a terrific Kids' Camp Arrowwood for ages 4-12. There is a per hour fee, per child and food is available for an additional charge. Trained supervisors will provide kid-friendly, mom-approved programs!

- Is there a restaurant on site?

Arrowwood's Lake Café has an awesome view of Lake Darling and is the perfect restaurant for breakfast, lunch and dinner. You could also enjoy a casual meal, appetizers and drinks at our Deck Bar & Grill next to the outdoor pool. Or, meet up at Rafters Lounge and watch your favorite game on our big screen TV.

- What types of activities are available on the property that I have access to?

What would you like to do?? We have an 18 hole championship Golf Course Atikwa, the tropical Big Splash Indoor WaterPark, Darling Reflections Spa, swimming pools, full service marina offering rentals of jet skis, water skis, paddleboats, fishing boats, canoes and pontoons, and riding stables.