



FROM THE PRESIDENT:

As the President of the Board of Directors for the First Fairway at Walden Owners Association (a/k/a Inverness Condo Council of Co-Owners, Inc.), I would like to personally thank all of you who have supported our property in 2015.

At the 2015 Annual Meeting, which was held at the property in the Unit #137 (Activity Room) I advised the owners present of the improved projects completed around the property. I have summarized some of that information herein below.

- Seven (7) outside air-conditioners (115, 119, 123, 128, 129, 101, 174)
- New set of plate ware for all units
- New bedspreads for all one (1) bedroom units
- New microwave for Unit #106
- New refrigerator for Unit #141
- New 40" T.V.'s for the living room in the two bedroom units
- Two (2) new mattress sets for Units #103 and #109
- Two (2) Livingroom T.V.'s for two, one bedroom units
- Five Units (106, 108, 110, 112, 136) removed carpet and replaced with laminate flooring
- Replacing the front door for Unit #121
- Pest control treatment for termites



Common Area for both the Timeshare and Whole Owned Units:

- Planted new sod, plants and shrubs where needed
- Built handicapped ramp and hand rail for entrance to the Activity Unit #137
- Pressure washed all the buildings and sidewalks
- Resurfaced the pool, expanded the pool deck, added more fencing and another entrance to the pool
- Cut down the tree at the front of the property
- Trimmed thirteen (13) trees around the property
- Planted new sod at the back of the pool area
- Purchased and installed pump for pool and both lagoons

The security cameras that were installed in 2014 have been a very nice addition and have helped with security. Management does not monitor the cameras at all times as they do not have the personnel to do such but they do have remote access and do look back at video on occasion. With this new security it is our intent to monitor owners taking their pets out and assure that those owners are abiding by leash ordinance and also picking up any and all feces left behind. Violators will be fined in accordance with the House Rules. Should you need a copy of those rules or regulations we suggest you contact management immediately. Please remember that some owners do not have dogs at the property and they want to feel free to walk the property without concerns of a pet attacking them or having to be cautious of where they step. We therefore ask that you please be courteous and make sure you follow all the House Rules especially regarding your pets. The weekly Thursday evening "wine tasting" is very popular among the owners and guests. Jackiye Snipes, your property manager, even has a guest come in to entertain on some Thursday nights. So don't be shy make sure you come by and enjoy an evening of adult conversation and of course a glass of wine.

We have not set a permanent date for the 2016 Annual Meeting at this time. We usually set those dates by the end of December. We will have the Annual Meeting dates on the www.icsmanagement.com website by the middle of January, 2016 so you can plan to participate and meet your Board and other owners at the 2016 Annual Homeowners Association Meeting.

In closing, I will say again that I hope to see all of you at the annual meeting or maybe even visit with you onsite should we meet while visiting. We are looking forward to a successful 2016.

Sincerely,
 Mr. Bob McGrew,
 President First Fairway at Walden Homeowners Association

WHOLE OWNERS PAYMENT POLICY

All whole owned maintenance fees must be paid either: 1) in advance, 2) quarterly or 3) monthly. If you choose to pay monthly, the payment is due on the first (1st) day of each month. On the seventh (7th) day of the month, if no payment has been received, a fifty dollar (\$50) late fee will be added to your account. The quarterly prepayment schedule is January, April, July and October. If payment is not received by the seventh (7th) day after the quarterly payment becomes due, a late fee will be added to your account for each month. **No warnings will be issued prior to imposition of late fees.**

Please be aware that the quarterly or monthly payments are a privilege extended by the Board of Directors as the Condominium Declarations provide that an owner is to pay all amounts within ten (10) days after receipt of a statement. Therefore if an owner continues to pay in an untimely manner, the Board of Directors shall have the authority to revoke this privilege and demand full payment.

Payments by credit card may be made online or by calling your resort directly, ICS Management Corporate Office, or by mailing to the address below. Payments by check can be made out to First Fairway at Walden and can be mailed to:

First Fairway at Walden Lockbox
P.O. Box 358
Galveston, Texas 77553

RESORT REMINDERS:

1. Check-in is 4:00 pm and check-out is 10:00 am. These times must be strictly adhered to because our staff needs the full six hours in between check-out and check-in to assure that the units are clean for the new arrivals.
2. Save yourself \$25.00 by changing your own address online when moving. If the management personnel change your address, you will be subject to the \$25.00 Address Change Fee. To change your address online go to www.icsmanagement.com, click on "Owners Corner, under "Owners", click on "click here". The next screen will prompt you to type in your User ID number, then your password; next click on "edit owner information", and make the necessary changes and submit those when done. If you do not have your User ID number or password, please contact Jackiy Snipes at 936-582-4477.
3. Be advised that NO PETS are allowed in the timeshare units. If a pet is discovered in an owner's or guest's unit, a fee of \$150.00 will be charged on the credit card that was placed on hold at check-in.
4. Be advised that there is NO SMOKING in the units or Activity Room.
5. Occupancy per unit maximum is:
 - a. One bedroom – 4
 - b. Two bedroom – 6
6. The Resort office is closed on Sundays.
 - a. If you have an emergency please call 911
 - b. If you need something additional for your unit please call the telephone number listed on the Resort Office door and we will determine if it is necessary to deliver on Sunday or first thing Monday morning.

FOR WHOLE OWNERS NEW SALES:

1. A copy of the RECORDED WARRANTY DEED (Filed at the Montgomery County Clerk's Office).
2. The address, telephone numbers and email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management to: ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Shadae Patterson.
4. A check made payable to First Fairway at Walden for one month's maintenance fee.

CHECK CASHING POLICY:

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. When an electronic fund transfer is made, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

2015 ELECTION RESULTS:

At the November 14, 2015 Annual Meeting we had an election for two (2) Board Positions. Three (3) owners sent in resumes to fill the two (2) positions. There were the two (2) incumbents, Dr. Eldred Keahey, original Board Member from the formation of the Homeowner's Association and Dwayne Nicklin, who was seeking his second full term. One of our current whole owners

at the property, Mr. Joe Billings, ran for the board and sought out his first term on the Board. After counting all proxies and ballots the elections results were the re-election of the two (2) incumbents, Dr. Eldred Keahey and Dwayne Nicklin. Congratulations do hereby go out to our re-elected Board Members.

2016 2017

Week Number	Saturday to Saturday	Saturday to Saturday
1	Jan 2 - Jan 9	Jan 7 - Jan 14
2	Jan 9 - Jan 16	Jan 14 - Jan 21
3	Jan 16 - Jan 23	Jan 21 - Jan 28
4	Jan 23 - Jan 30	Jan 28 - Feb 4
5	Jan 30 - Feb 6	Feb 4 - Feb 11
6	Feb 6 - Feb 13	Feb 11 - Feb 18
7	Feb 13 - Feb 20	Feb 18 - Feb 25
8	Feb 20 - Feb 27	Feb 25 - Mar 4
9	Feb 27 - Mar 5	Mar 4 - Mar 11
10	Mar 5 - Mar 12	Mar 11 - Mar 18
11	Mar 12 - Mar 19	Mar 18 - Mar 25
12	Mar 19 - Mar 26	Mar 25 - Apr 1
13	Mar 26 - Apr 2	Apr 1 - Apr 8
14	Apr 2 - Apr 9	Apr 8 - Apr 15
15	Apr 9 - Apr 16	Apr 15 - Apr 22
16	Apr 16 - Apr 23	Apr 22 - Apr 29
17	Apr 23 - Apr 30	Apr 29 - May 6
18	Apr 30 - May 7	May 6 - May 13
19	May 7 - May 14	May 13 - May 20
20	May 14 - May 21	May 20 - May 27
21	May 21 - May 28	May 27 - Jun 3
22	May 28 - Jun 4	Jun 3 - Jun 10
23	Jun 4 - Jun 11	Jun 10 - Jun 17
24	Jun 11 - Jun 18	Jun 17 - Jun 24
25	Jun 18 - Jun 25	Jun 24 - Jul 1
26	Jun 25 - Jul 2	Jul 1 - Jul 8
27	Jul 2 - Jul 9	Jul 8 - Jul 15
28	Jul 9 - Jul 16	Jul 15 - Jul 22
29	Jul 16 - Jul 23	Jul 22 - Jul 29
30	Jul 23 - Jul 30	Jul 29 - Aug 5
31	Jul 30 - Aug 6	Aug 5 - Aug 12
32	Aug 6 - Aug 13	Aug 12 - Aug 19
33	Aug 13 - Aug 20	Aug 19 - Aug 26
34	Aug 20 - Aug 27	Aug 26 - Sep 2
35	Aug 27 - Sep 3	Sep 2 - Sep 9
36	Sep 3 - Sep 10	Sep 9 - Sep 16
37	Sep 10 - Sep 17	Sep 16 - Sep 23
38	Sep 17 - Sep 24	Sep 23 - Sep 30
39	Sep 24 - Oct 1	Sep 30 - Oct 7
40	Oct 1 - Oct 8	Oct 7 - Oct 14
41	Oct 8 - Oct 15	Oct 14 - Oct 21
42	Oct 15 - Oct 22	Oct 21 - Oct 28
43	Oct 22 - Oct 29	Oct 28 - Nov 4
44	Oct 29 - Nov 5	Nov 4 - Nov 11
45	Nov 5 - Nov 12	Nov 11 - Nov 18
46	Nov 12 - Nov 19	Nov 18 - Nov 25
47	Nov 19 - Nov 26	Nov 25 - Dec 2
48	Nov 26 - Dec 3	Dec 2 - Dec 9
49	Dec 3 - Dec 10	Dec 9 - Dec 16
50	Dec 10 - Dec 17	Dec 16 - Dec 23
51	Dec 17 - Dec 24	Dec 23 - Dec 30
52	Dec 24 - Dec 31	Dec 30 - Jan 6
53	Dec 31 - Jan 7	-----

TO PAY ONLINE:

To go to the owner's website, please type: www.icsmanagement.com.

Click on the "Owner's Corner"

Under "Owners", click on "click here" and on the next screen type in your User ID number, then type in your password (If you do not know your User ID or Password, please contact your resort at 936-582-4477, Jackiy Snipes will supply that information to you) Then click on the "pay dues" button to pay your maintenance fees with a credit card*.

While you are paying your maintenance fees, we suggest that you check your personal information, (i.e. does your account reflect your current address? contact phone numbers and email address?) If not, make the change while you are logged in online under "edit owner information" tab.

As always, you can make partial payments on your maintenance fee account. If you want to start placing a credit on your account for 2017, you can do so now. Placing a little bit of money on your account here and there will make a difference when you get the full maintenance fee bill in the Fall. So check it out online, as this is a convenient way to pay your maintenance fees. Just remember it can take up to five (5) business days to process any form of funds when making payments.

Payment by Mail:

Paying by check through the mail is the preferred method of the Association and will help an owner avoid additional fees.

For check or money order:

First Fairway at Walden
P.O. Box 358 • Galveston, Texas 77553
(Make check payable to First Fairway at Walden)

For payment by credit card*:

Mail your credit card authorization to:

ICS Management, Attn: Accounts Receivable
8866 Gulf Freeway, Suite #430 • Houston, TX 77017

* A Processing Fee of 2.5% maybe applied to all credit card charges.

FUTURE ASSESSMENT, BILLING AND COLLECTIONS POLICY

(ABC POLICY):

Interval Owners:

The Association has again approved for ICS Management's Assessment, Billing and Collection Policy ("ABC Policy"). The ABC Policy is administered by ICS Management and the relevant dates are as follows:

December 31: **Maintenance Fees due**
January 1: **The account will be considered delinquent and all points Account Owners (RCI or other Exchange Points) may be blocked and/or cancelled and any Spacebanked requests may be cancelled.**

January 15: **Late Fee assessed of \$50.00**
February 1: **You will be mailed a Delinquency Notice, which shall include current penalties and fees. You must pay all charges in full to have your occupancy and voting rights reinstated. Unused Weeks resulting from delinquencies are available for mini vacations or rental programs initiated by the Homeowner's Association or their management.**

Points Owners: **Your points account will be cancelled. If you choose to reinstate your points account you will be charged a \$100 fee plus subject to an additional \$200 fee by the exchange company.**

Interval Owners: **Any existing reservations will be cancelled and you may not make a new reservation until your account is brought current. Exchange requests will not be confirmed and existing exchanges will be blocked. There is no guarantee that you will receive a reservation or confirmed exchange after you have brought your account current.**

February 15: **The association shall have the right to turn the matter over to an attorney for foreclosure and/or collection action of which all additional legal costs and/or expenses will be applied to the delinquent account.**

Should you not be able to pay the entire Maintenance Fee by December 31st, we direct you to please contact the ICS Corporate Office at (877) 861-9824, Ext. 115 or email to accountsreceivable@icsmanagement.net, to arrange for a payment plan.

Resort Calendar Seasons:

Red: Weeks 01-16, 25-38, 50-53
White: Weeks 17-24, 39-44
Blue: Weeks 45-49

RCI CORNER:

NOTE: IF YOU EXCHANGE BACK INTO YOUR HOME RESORT THRU THE RCI WEEKS OR POINTS PROGRAM REMEMBER TO MARK HIGH SCORES ON THE RCI COMMENT CARDS PROVIDED BY RCI. WHY? YOU WILL HELP YOUR PROPERTY TO GAIN HIGHER TRADING POWER OR HIGHER POINT VALUE WHEN EXCHANGING THRU THE RCI SYSTEM.

- **SPACEBANKING:** When you are ready to Spacebank your unit/week you can either send a written request or use the Reservation Request Form provided in this newsletter and forward via email management@firstfairwayatwalden.com, fax 713-583-1885, or postal 13151 Walden Road, Montgomery, Texas 77356. The Inverness Office will process your Spacebank request within ten (10) business days from receipt.
- **RCI WEBSITE:** If you need any information on the weeks program, please sign on to the website: www.rci.com/didyouknowweeks

RCI Weeks Exchange Fee Rates:

<u>Call Center Fees</u>	<u>RCI.com</u>
\$219 USD	\$209 USD

Home Week (Spacebank weeks only –not for point’s owners): (13-12 months before check-in date) Booking what you own – the specific unit and week at the resort where you purchased. There is no fee to do this.

HOW TO MAKE A RESERVATION IF YOU “ARE” AN RCI POINTS OWNER.

When you are ready to reserve a vacation, please call 1-877-968-7476 an RCI Points Representative will be available to assist you. Remember, your points are already deposited into your account on your anniversary date for you, as long as your maintenance fees are paid. Don’t forget that your points when deposited are only good for two (2) years from anniversary date to anniversary date. Don’t let your points be “dropped” by RCI due to non-usage. You need to plan that great vacation every year, you deserve it.

USEFUL WEBSITE FOR UNDERSTANDING THE POINTS PROGRAM:

www.rci.com/didyouknowpoints

RESERVATION/SPACEBANKING REQUEST FORM:

NAME: _____

ADDRESS: _____

I OWN: ACCT#: _____

I am requesting a 2016 ____2017____reservation request for:

Week# _____ Week# _____ Week# _____ Week# _____ Week# _____ Week# _____

I am requesting my unit/week to be Spacebanked with RCI: Yes No

RCI# _____

We will process your RCI Spacebank request within ten (10) business days.

IMPORTANT DATES TO REMEMBER WHEN MAKING RESERVATIONS THROUGH THE RCI POINTS PROGRAM:

Home Resort: (12-11 months before check-in date) booking at the resort where you purchased, but in a unit or at a time other than one you own. A reduced Exchange Fee of \$40.00 applies.

Home Group: (11-10 months before check-in date) Many resorts belong to a large family of sister properties like you are at First Fairway at Walden. Home Group reservations are made at another sister resort within that group. Standard Exchange fees apply.

Within the RCI Points Program you can also reserve a week up to twenty-four (24) months in advance of your check-in date. You will be subject to the Exchange rates listed below. Please note that these fees are set by RCI and therefore are subject to change.

POINTS PROGRAM: Exchange Fee Rates:

<u>RCI Points Exchange Fee Type</u>	<u>Call Center Fees</u>	<u>RCI.com</u>
RCI Points Exchange Fee for Home Resort	\$50 USD	\$ 40 USD
RCI Points Exchange - 7 Nights or more	\$179 USD	\$169 USD
RCI Points Exchange - 6 Nights	\$169 USD	\$150 USD
RCI Points Exchange - 5 Nights	\$149 USD	\$139 USD
RCI Points Exchange - 4 Nights	\$109 USD	\$99 USD
RCI Points Exchange – 3 Nights	\$89 USD	\$79 USD
RCI Points Exchange – 2 Nights	\$69 USD	\$59 USD
RCI Points Exchange – 1 Night	\$49 USD	\$39 USD

RCI Service Center hours of operation:

- Monday-Friday 8am – 8pm EST
- Saturday 8am – 5pm EST
- Sunday CLOSED
- The days that the RCI Office is closed: New Year’s Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

HOW CAN I SELL MY TIMESHARE?

Timeshares are deeded property and therefore you have a recorded deed of ownership of that property and have the right to personally sell that property. You can use a timeshare broker, however we just caution you when you use a “resale” broker; some of our owners have complained saying they gave money to a broker and never got their week sold. As outlined in the timeshare advisory, herein, when choosing someone to sell your timeshare week for you we ask you to use caution. Many of these companies may not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs.

The internet is often a good means to sell your deeded unit/week and further look up any information on third party sales teams or businesses in the timeshare sales. Some avenues for such include: Internet seller, The Timeshare Users Group (TUG), and you can always consider E-bay or Craig’s List for potential sales options.

If you plan to sell or convey your week away, do be advised that the Owners Association has a first right of refusal and therefore they must be notified of any owners intent to sell or convey their unit/week away.

Once your unit/week has been sold, please forward the three (3) items listed below:

1. A copy of the RECORDED WARRANTY DEED (Filed at the Montgomery County Clerk’s Office).
2. The address, telephone numbers and email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management to: ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Shadae Patterson.

OWNER CUSTOMER SERVICE:

First Fairway at Walden

Resort Phone Number: 936-582-4477

Resort email address:

management@firstfairwayatwalden.com

ICS Management Telephone Number: 713-378-6447

For Billing Disputes: Brytish Fluellen, Ext #115

Email: accountsreceivable@icsmanagement.net

For Transferring Ownership:

Shadae Patterson, Ext #122

Email : customerrelations@icsmanagement.net

BRINGING YOUR BOAT TO WALDEN:

The rules for parking your trailer:

- Access of boat trailers to the boat ramps is through the use of the “Walden Access Card” provided to you by First Fairway at Walden Property Management “onsite” Office. You must supply your name, rental address, contact phone number(s) and trailer license plate number before 10:00 am on the first day of your arrival in order to receive your trailer parking sticker.
- You must have the blue and white numbered sticker affixed to your trailer. Sticker is provided by First Fairway at Walden Property Management “onsite” Office.
- You can only park your boat/jet ski trailer (with or without tow vehicle attached) for no more than 72 hours at the boat ramp.
- You cannot park your boat/jet ski trailer for any period at your First Fairway at Walden property.
 - o NOTE: If you do not comply with the above rules and regulations, the Deed Restrictions Officer will call the phone numbers provided to tell the owner that a towing company is going to be called to have the owner’s trailer towed. Towing will be done one hour after this attempt to contact the owner. A message will be left on “voicemail” if the phone is not answered, including the phone number to call back. A full voice mailbox will not stop towing from occurring. Additionally, if the message is retrieved and a phone call is made back to the Deed Restriction Officer, the owner must be able to move the trailer within one hour from the initial call to avoid a tow. THERE WILL ONLY BE ONE CALL MADE TO EACH NUMBER LISTED.
 - o After the one hour wait time, the towing company will be called.
 - o If the owner appears after the towing company is on-site, but before the trailer is attached, the owner is responsible for paying the towing company for the “service call”.
 - o Once the trailer has started to move, it is at the discretion of the tow truck driver to stop before reaching their storage facility, and to assess any applicable charges, as allowed under the law.
- Violations that will cause their trailer/vehicle to be towed from boat ramp area:
 - o No license plate on trailer
 - o Exceeding the 72 hour’s time limit for condo/town-house rental or timeshare use
 - o Exceeding the 24 hour time limit for single family residence rental
 - o Vehicles not attached to trailer
 - o Trailers parked anywhere on Walden property other than boat ramp areas or the rented single family residence

MINI-VACATIONS:

You can use mini-vacations on a space available basis, and all sister resorts participate. The per night fees vary from resort to resort and range from \$50.00 - \$100.00. The procedure to book a mini-vacation is to call the resort where you will be requesting a "mini-vac". This call should be seven (7) days prior to the first day you want to check in. The property personnel will advise if there is a possible opening. If there is a possible opening, then you must call back two (2) days in advance of your requested mini-vacation request date for confirmation. Remember, you are not booked into the property until the property personnel confirms your mini-vacation request. The time frame on confirmation can be anywhere from 48 hours down to 24 hours in advance of your arrival. If you are interested in the mini-vacation program, the phone numbers for the sister properties are listed below:

Texas Resorts:

First Fairway at Walden, Montgomery, TX 936-582-4477
Inverness at South Padre, South Padre Island, TX
956-761-7919, ext#100

Inverness by the Sea, Galveston, TX 409-683-1006
Villas on the Lake, Montgomery, TX 936-588-2727

Missouri Resort:

Branson Yacht Club, Branson, MO 877-861-9826

INTERNAL EXCHANGES:

Internal Exchange is a program that is set up for you to exchange your owned week for a week at one of your sister resorts without using an exchange company. The Internal Exchange program has been very popular and successful in the past and we are continuing this program for 2015 - 2017. To accommodate this program we basically use "weeks" that an owner states they will not be using this year (their maintenance fees are paid) or "weeks" that are available due to an owner placing their unit/week into the Internal Exchange Program.

To request an Internal Exchange please follow the instructions below:

- All requests must be in writing and sent to your resort via email to management@firstfairwayatwalden.com or fax 713-583-1885 or postal to 13151 Walden Road, Montgomery, Texas 77356.
- We need a letter signing over your unit/week back to the Resort for the year you are requesting to travel within so that someone else can use your unit/week.
- Requests are reviewed and reserved on a space available basis within ten (10) business days.
- Internal Exchange requests should be no sooner than ten (10) months and not less than ninety one (91) days prior to the first day you are requesting to exchange into. Your owned week must be available for usage for another owner (no past weeks will be accepted).
- Fee is payable at check-in and is between \$75.00 - \$100.00 (resorts vary)

Properties for Internal Exchanges: (Limited summer availability at all Resorts)

Texas Resorts:

Inverness at South Padre, South Padre Island, TX
Inverness by the Sea, Galveston, TX
Villas on the Lake, Montgomery, TX
First Fairway at Walden, Montgomery, TX

Missouri Resort:

Branson Yacht Club, Branson, MO

GOLF PRIVILEGES:

When you, as an owner, are staying at First Fairway at Walden you can still play at the Walden Golf Club, at a reduced fee. This privilege to play at Walden Golf Club is for the owner of record and any children they have who are less than 18 years of age. The fee for the Walden Golf Club is \$65.00, which includes range balls and a golf cart. We also have a membership with April Sound which an owner can use, and the cost is \$45.00 on weekdays and \$50.00 on weekends (also includes balls and cart). If Walden Golf Club and April Sound do not tire you, there are several other public golf courses in the area. I have listed those courses along with their phone number, golf fees and tee times for 2015 and 2016, weekdays and weekends.

Public Golf Courses: All prices below include a golf cart. Prices are subject to change so please check with the individual golf clubs.

Weekdays: Weekends:

Wedgewood Golf Club, Telephone # 936-539-4653

7:00 am – 12:59 pm	\$35.00	\$45.00
1:00 pm – 5:00 pm	\$25.00	\$25.00
All Day "seniors*"	\$22.00	

West Fork Golf Club, Telephone # 936-760-1776

7:00 am – 12:59 pm	\$34.00	\$52.00
1:00 pm – Closing	\$29.00	\$45.00
Seniors* – All Day	\$31.00	\$45.00

*over 60 years old

RESALE OR EXCHANGE TIMESHARE ADVISORY:

We ask owners to exercise extreme caution on resale and exchange companies. Many times these are third party companies who do not uphold their end of the bargain and the owner does not find out about such until well after the transaction has taken place. We advise all of our owners, as well as other timeshare owners, to be cautious of any such proposals, as all too often the owners end up incurring additional costs and/or are left responsible for back maintenance fees because the third party failed to conduct a proper transfer. Such owners may wish to consult with their attorney and/or the ICS Corporate Office to confirm that a transfer of ownership actually occurred and the corresponding maintenance fee obligations have in fact been taken care of, as often misrepresented by such third party.

Please understand that we value our owners and continue to strive to better the timeshare industry. We support the efforts of the American Resort Development Association (ARDA) and we want all timeshare owners to know that there are legitimate resellers and rental agents out there but please exercise due caution when entering into any business transactions.