

# SPRING 2006 NEWSLETTER

Greetings Majestic Owners,

Spring is rapidly approaching and it won't be long before the resort is once again bustling with activity! Spring will not only bring back the crowds, it will bring us much closer to the opening of Tower II in June. Before we get into the height of the season, I wanted to send out a brief newsletter along with the 2005 annual meeting narrative and a copy of the resort rules so that you can pass them on to your family, friends, guests, and renters.

Another newsworthy item, in addition to the opening of Tower II, is the new Majestic Owners' web site at [www.mbrowners.com](http://www.mbrowners.com). The site will also have a special section for Tower II buyers. It is still a "work in progress," so please be patient and check it often to view added content.

In recent months there's been some confusion on the part of rental guests in regards to both pets and the fitness center. It seems that there are owner web sites advertising the Majestic as "pet friendly" or stating that rental guests can bring pets if they pay the owner a unit damage deposit. According to the offering prospectus and resort rules, only unit owners are permitted to have pets on resort property, and those pets must be registered with Owner Services. Guests, extended family members, long-term renters, etc., are not owners unless their names appear on the deed.

Another source of confusion has been use of the fitness center. Only unit owners are permitted to use the fitness center for free, and a valid "Majestic Owner Photo ID Card" is required for entry. Since the fitness center is not a part of the condominium, usage rights do not transfer from owners to renters like they do for the swimming pools, for example. Consequently, anyone other than an owner wishing to use the fitness center must pay to do so. Daily memberships are \$15.00, with monthly and quarterly memberships available. A resort fee, which is included in the price of a room, covers this daily fee for guests who rent through the Majestic front desk. For more information, please call the fitness center directly at (850) 563-1023.

Whether you rent on your own or use a rental agency, please ensure the advertisement for your unit correctly reflects resort rules and policies. Doing so will make it much easier for everyone to peacefully coexist in a place this big, and it will eliminate the frustration rental guests feel when they find out that resort rules differ from the advertising information they relied upon.

Cordially,

Mike Wray, CAM  
Association Manager