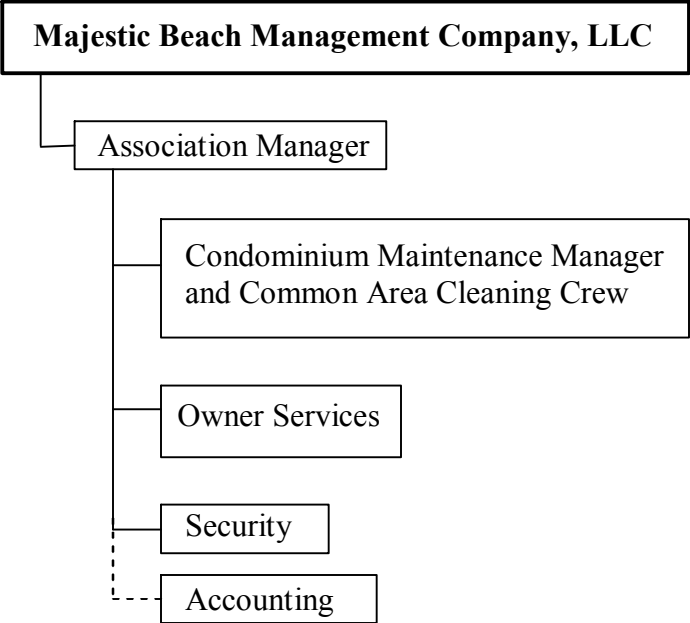


# OVERVIEW OF MAJESTIC OPERATIONS

The Majestic resort is operated by two separate companies that provide the necessary services to keep the resort running smoothly. One company manages the owners association and the community property while the other operates the banquet facilities, retail shops, and on-site rental functions. Both companies work side-by-side, yet their missions are different and they operate independently. The following provides a detailed look into the specific areas that each company is responsible for:

## COMMUNITY ASSOCIATION

The association management company is contracted by the community association, through the board of directors, to oversee the two condominium towers and the community property such as the pools, parking garage, owners lounge, etc. (Note: Developer-retained facilities, such as the fitness center, movie theater, and convention facilities, are not part of the community property agreement or the community association.)



## RESORT SERVICES

The services company is contracted by the developer to operate and maintain the commercial and developer-retained facilities throughout the resort. These independent commercial functions are not managed, funded, operated, or maintained by the community association. Owner assessments do not go toward any of these functions.

### Majestic Beach Resort Services, LLC

- Ballrooms and Meeting Rooms
- Banquet Operations
- Movie Theater
- Fitness Center
- Activities Building Restrooms
- \*Market/Deli
- \*H2O
- \*Visions
- \*Front Rental Desk
- \*Rental Management
- \*Rental Maintenance
- \*Housekeeping
- \*Commercial Restrooms in both towers
- \* Note: These functions occupy commercial units within the condominium and pay assessments at the same “per square footage” rate as the residential units.

NOTE: Majestic Beach Properties, LLC, is the on-site real estate office, and it also pays assessments at the same rate as the residential units.