



FAIRMONT ESTATES CONDOMINIUM ASSOCIATION

FLOATING USE-RIGHTS RULES AND REGULATIONS

PERIODS OF USE:

The designated numbers for the Time Share Periods of Use, or Time Share Weeks and their duration are as follows:

Subject only to the Service Period (as defined below), the year shall be broken down in 52 consecutive weeks of seven days. Each week shall be defined and are herein referred to as a "Time Share Week". Each week shall run from 4:00 o'clock P.M. Friday to 10:00 o'clock A.M. on the next Friday. The first week of each year shall commence at 4:00 o'clock P.M. on the first Friday of each year after January 2 and shall be designated as Week No. 1, followed by Weeks 2 through 52.

Time Share Week One commences at 4:00 o'clock P.M. on the first Friday of each year after January 2 and ends at 10:00 o'clock A.M. seven days later on the next Friday at which time Time Share Week Two shall commence, and so forth.

Time Share Week 52 commences at 4:00 o'clock P.M. on the 52nd Friday of each year and ends on 10:00 o'clock A.M. one week later or until the 1st Friday in January after January 2, whichever is the longer period.

TIME SHARE WEEK CALENDAR:

A "year" as referred to in this document commences on the first Friday of each year after January 2, at 4:00 o'clock P.M. and ends 12 months later.

There are 52 weeks in the normal year. However, every five or six years a 53rd week will appear on the end of the defined calendar prior to Time Share Week One of the new year as defined above. In that instance, the use of the 53rd week will go to the owner of the 52nd week. In the next 90 years, this occurs in the years: 2014, 2020, 2025, 2031, 2042, 2048, 2053, 2059, 2064, 2070 and 2076.

The Time Share Weeks are numbered consecutively, beginning with Week "One" as defined above.

SERVICE PERIOD:

The period from 10:00 o'clock A.M. each Friday until 4:00 o'clock P.M. the same day shall be reserved by Management to permit necessary repair, maintenance, cleaning, maid service and related upkeep in order to prepare the Unit for occupancy by the next Time Share Interest Owner. Notwithstanding the foregoing, if any owner owns successive weeks, he shall be entitled to the exclusive use of such Unit during the Service Period between such weeks, and Management shall not provide any such service, including maid service, to said Unit during the intervening Service Period unless requested to do so by the Owner.



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CHECK-IN AND CHECK-OUT TIMES:

Time Share Interest Owners must check-in with the Management NOT earlier than 4:00 o'clock P.M. on the Friday their Time Share Week commences, and must check out with the Management NO LATER than 10:00 o'clock A.M. on the Friday when their Time Share Week ends in order to permit the rendition of services that must be performed in the Service Period. Owners of successive weeks need not check-out during the Service Periods that intervene between their first week and their last week.

CROSS-USE EASEMENT RIGHTS:

In order to maximize each owner's opportunity to use the facilities at Fairmont Estates at the times most convenient to that owner's desires, all units converted by owners to cross-use rights as provided herein shall be available for reservation, occupancy and use ("Use Right Easement") by all other timeshare interest owners on the first-come, first-serve reservation basis. Each timeshare interest owner's exclusive right to use and occupy a unit during the use period specified in an original deed is subject to and subordinate to the Use Right Easement herein created and the prior reservations of any other timeshare interest owner. The timeshare interest of a unit during one of the weeks specified below is subject to the Use Right Easement specified.

Prime (A) The timeshare weeks twenty (20) through thirty-nine (39) of any unit and timeshare weeks fifty-one and fifty-two (51 & 52) shall be subject to Use Right Easement, and any owner of one or more of the aforementioned timeshare weeks may use any unit in any of the weeks specified in this paragraph, subject to and in accordance with the reservation procedure set forth below.

HIGH (B) Time Share weeks one (1) through ten (10), inclusive, and timeshare weeks eighteen (18) and nineteen (19), and timeshare weeks forty (40) through forty-seven (47), inclusive, in any unit shall be subject to Use Right Easements and any owner of one or more of the aforementioned timeshare weeks specified in this paragraph may use any unit in any of the weeks specified in this paragraph subject to and in accordance with the reservation procedure set forth below.

SWING (C) Timeshare weeks eleven (11) through seventeen (17), inclusive, and timeshare weeks forty-eight (48) through fifty (50), inclusive, in any unit shall be subject to Use Right Easements and any owner of one or more of the aforementioned weeks may use any unit in any of the weeks specified in this paragraph, subject to and in accordance with the reservation procedure set forth below.

RESERVATION PROCEDURE:

Each owner of a timeshare week shall be entitled to make reservations with the management for a use period or a part thereof during the season or period specified in paragraphs (A), (B) and (C) above, under Cross-Use Easement Rights in which the timeshare week or weeks specified in the owner's original deed falls.



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RESERVATION PROCEDURE (CONTINUED FROM PAGE 2)

Three (3) months prior to each season, Prime, High and Swing, reservation letters, together with dates for that particular season, will be sent to each owner in that season. There will be three (3) spaces for the owner's three (3) preferences of dates to vacation, FIRST, SECOND AND THIRD. The owner will fill in their preferences and return the letter to the Management office. The owner will be confirmed into their preferences upon SPACE AVAILABILITY. If the Third preference is not available, the owner will be contacted concerning the selecting of a different date.

Reservations may be made by telephone, fax, email or by mail. Written confirmations will always be sent unless it is a last minute telephone confirmation. Reservations will be made for each week only after reservation letters have been sent out from the Management Office.

Reservations will be made within your season. HOWEVER, 2 (two) weeks prior to the date each week starts, we will open that week for reservations by other season owners. The owner must call the Management at this time to reserve a week out of season ownership. THERE WILL NOT BE A PENDING LIST.

RESERVATION PROCEDURE INTERVAL INTERNATIONAL EXCHANGE:

FIRST, reserve a unit and week with the Management Office. The Management Office will send written confirmation to Interval International and to the Owner. Proceed with exchange request as usual. If more time is needed to make exchange than is allotted in the regular reservation procedure, contact the Management Office and we will help you.

RESERVATION PROCEDURE FOR RENTALS:

Reserve a Unit and Week with the Management Office. A written confirmation together with a Rental Agreement will then be sent to the Owner.

RESERVATION PROCEDURE FOR SPLIT WEEK:

Owners of timeshare weeks may, but are not obligated to, use their seven (7) days of each timeshare week in two separate times of one period of three (3) days and another period of four (4) days ("split-use") as follows:

A three (3) day period starting Friday afternoon at 4:00 P.M. and ending the following Monday at 10:00 A.M. for a fee of \$55.00 and a four (4) day period starting on Monday afternoon at 4:00 P.M. and ending the following Friday at 10:00 A.M.

Such split-use is subject to the availability of units as provided in the reservation procedure above and owner of weeks electing to split-use must arrange both periods of use within the seasons each calendar year specified in the season (paragraphs (A), (B) and (C) above) in which their timeshare week falls.



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CANCELLATION PROCEDURE FOR CONFIRMED RESERVATIONS:

If an emergency arises and an owner cannot use the week already confirmed for him, it may be cancelled NO LATER than two (2) weeks prior to the arrival date. Any last minute cancellation will be contingent upon filling that unit by another owner. If unable to fill the unit, this confirmed week would be considered the owners yearly usage.

BONUS TIME:

An owner that is in the floating use-rights program may rent "Bonus Time" in the unused inventory. This rental charge will be not less than the per diem rate for basic assessments with a **two (2) night minimum** per party. Prices may vary from year to year at the discretion of the Board of Directors. Currently \$85.00/night for a one-bedroom and \$95.00/night for a two-bedroom.

CANCELLATION PROCEDURE FOR BONUS TIME:

Cancellations must be made at least 24 hours prior to the date rented, otherwise the deposit will not be refunded.

OFFICE: FAIRMONT ESTATES CONDOMINIUM ASSOCIATION
101 High Country Drive
Anaconda, MT 59711
1-406-797-3228

OFFICE HOURS: MONDAY THROUGH FRIDAY 9:00 A.M. TO 5:00 P.M. &
SATURDAY 9:00 A.M. TO NOON.