

# FREQUENTLY ASKED QUESTIONS

## Q: WHAT IS THE WINDSWEPT RESIDENCE CLUB?

A: The Windswept Residence Club is a fractional ownership programme comprised of nine luxury villas within the Sandy Bank Bay neighbourhood at Christophe Harbour. The villas are managed by a condominium association.

## Q: WHAT IS A FRACTIONAL PERIOD AND HOW IS IT LEGALLY DEFINED?

A: Each fractional period represents a deeded, undivided 1/10th interest in a specific villa unit as tenants in common.

## Q: WHAT DOES MY FRACTIONAL PERIOD ENTITLE ME TO?

A: Each fractional period entitles the owner to use their villa unit for 5 weeks per year, as per the occupancy calendar.

## Q: WHAT IS THE OCCUPANCY CALENDAR?

A: The occupancy calendar outlines the specific 5 usage weeks allotted to each fractional period over the course of each year (one week in season 1, two weeks in season 2, and two weeks in season 3), which rotate annually.

## Q: CAN I HAVE UNACCOMPANIED GUESTS IF I DO NOT INTEND TO USE MY WEEKS?

A: Yes, however, unaccompanied guests may be required to pay a guest fee to use the private Christophe Harbour Club facilities, subject to Christophe Harbour Club Rules.

## Q: CAN I RENT MY USAGE PERIOD IF I DO NOT INTEND TO USE THEM?

A: Yes, each owner has the option to rent any or all of their allotted five weeks individually or via the rental management programme.

## Q: WILL RENTERS HAVE ACCESS TO THE CHRISTOPHE HARBOUR CLUB?

A: At this time, any guests renting via the rental management programme may purchase a weekly access pass to utilize the private Christophe Harbour Club facilities, subject to Club Rules.

## Q: WHAT IS THE RENTAL MANAGEMENT PROGRAMME?

A: This programme is administered by the management association and provides the marketing, maintenance and transaction management associated with the rental of your unused weeks.

## Q: WHAT IS THE ABSENTEE OWNER PROGRAMME?

A: This programme is designed for owners who do not intend to use their weeks and prefer to rent their weeks back at a pre-negotiated, fixed rate, which is currently USD \$9,000 per year for 5 years.

## Q: WHAT CLOSING COSTS ARE ASSOCIATED WITH MY PURCHASE?

A: The developer pays all closing costs, to include:

- Government stamp duty
- Christophe Harbour Club membership deposit
- Master Owner's Association community enhancement contribution
- Christophe Harbour Foundation contribution
- Attorney closing fees
- Escrow fees

## Q: WHAT ANNUAL COSTS ARE ASSOCIATED WITH MY FRACTIONAL PERIOD?

A: The developer waives the annual costs for the first 5 years, which amount to USD \$8,000 per year, to include:

- Government property tax
- Christophe Harbour Club membership dues
- Master Owner's Association dues
- Sandy Bank Bay Association dues
- Property insurance
- Estimated utilities
- Property maintenance
- Management fees
- Liability and casualty insurance

## Q: WHAT ARE MY CHRISTOPHE HARBOUR CLUB PRIVILEGES?

A: As a WRC owner, you are a member of the Christophe Harbour Club when in residence. Accompanied and unaccompanied guests of owners may also use the private Christophe Harbour Club facilities, subject to Club Rules.

## Q: HOW DO I BECOME A FULL MEMBER OF THE CHRISTOPHE HARBOUR CLUB?

A: Owners may elect to separately purchase a full membership to the club at the current rate, giving them full access to all facilities and events when not in residence.

## Q: DOES THIS QUALIFY FOR THE CITIZENSHIP-BY-INVESTMENT PROGRAMME?

A: Yes. The Windswept Residence Club is an approved real estate project of the Government's Citizenship-by-Investment Unit (CIU).

## Q: IS MY PURCHASE CONTINGENT UPON "CITIZENSHIP APPROVAL"?

A: Yes. If you are denied approval by the CIU, then your contract can be cancelled and your purchase money returned.