

COPPER MOUNTAIN RESORT ASSOCIATION
RESOLUTION AND POLICY REGARDING LODGING SURCHARGES

Adopted DEC 21, 2011

The following Resolution has been adopted by Board of Directors of the Copper Mountain Resort Association ("Association") at a regular meeting of the Board of Directors.

Purpose: To establish and adopt a presumptive lodging surcharge to be assessed to Owners who derive income from short-term rental of residential units without reporting and accounting for such income and payment of the lodging surcharge.

WHEREAS, a majority of members of the Association voting by written ballot, which votes were sufficient to constitute a quorum at a meeting of the Association, voted to approve a 4% surcharge on the rentals of short-term lodging units within Copper Mountain (the "Lodging Surcharge"); and

WHEREAS, the Lodging Surcharge contemplates that Owners will self-report and pay the Lodging Surcharge; and

WHEREAS, absent an Owner reporting and paying the Lodging Surcharge, the Association is unable to determine the exact amount of the Lodging Surcharge due from an Owner; and

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following resolution for payment of the Lodging Surcharge and imposing a presumptive Lodging Surcharge:

1. Owners who derive any gross income from rentals of short-term lodging units shall complete and file with the Association the Association's designated Lodging Surcharge Report and contemporaneously with the filing of the report, pay the amount of Lodging Surcharges then due. The report and payment of the Lodging Surcharge shall be due and payable without notice monthly.
2. Owners who do not report and pay a Lodging Surcharge as required will be levied a monthly presumptive lodging surcharge (the "Presumptive Lodging Surcharge") as set forth in the Presumptive Lodging Surcharge Schedule attached hereto as Exhibit A and incorporated herein by this reference. The rates in the Presumptive Lodging Surcharge Schedule shall be determined based on average occupancy rates, average room rates, number of bedrooms in a rental unit and the season of the year, whether summer or winter (hereafter the "Assessment Factors").
3. The Board shall have the authority to amend the Presumptive Lodging Surcharge Schedule from time to time to reflect then current Assessment Factors. If the Presumptive Lodging Surcharge Schedule is amended, the Association will publish the new schedule.
4. If an Owner who derives any gross income from rental of a short-term lodging unit fails to report and pay the Lodging Surcharge, the Association may levy the Presumptive Lodging Surcharge on a monthly basis in the month following the month in which it is

determined that any gross income was derived from rental of a short-term lodging unit, and the Presumptive Lodging Surcharge shall be due within 30 days thereafter. The levy shall be accompanied with a written notice from the Association to the affected Owner, and shall advise that if the Owner submits the required report and payment of the Lodging Surcharge actually due within 30 days after the date of the notice, the levy of the Presumptive Lodging Surcharge for such reporting period will be withdrawn.

5. Any actual Lodging Surcharge or Presumptive Lodging Surcharge not paid within 30 days after its levy shall accrue late charges and interest in accordance with the Association's Collection Policy, and the Association shall have a lien in accordance with the Copper Mountain Property Owners and Lessees Agreement until the full amount of the actual Lodging Surcharge or Presumptive Lodging Surcharge and all other charges accruing thereon (including fees, charges, late charges, attorney fees, fines and interest) are paid in full. The Association may cause a notice of lien to be filed against the Unit of the delinquent Owner.

6. The Association shall be entitled to utilize all reasonable methods to determine, in the exercise of good faith, whether or not an Owner has derived any gross income from rental of a short-term lodging unit. Such methods may include, but shall not be limited to, review of marketing information advertising such a unit for rent.

7. This Resolution and Policy Regarding Lodging Surcharges shall be administered through the office of the Association's Executive Director, who shall have the authority to implement such procedures as are necessary to carry out the effect and intent of this Resolution and Policy.

The Copper Mountain Resort Association

By: James F. Reis
President

Attest

Peter Siegel
Peter Siegel, Executive Director

This Resolution and Policy Regarding Lodging Surcharges was adopted by the Board of Directors on the 21ST day of DECEMBER, 2011, effective the 1ST day of DECEMBER, 2011, and is attested to by the Secretary of the Copper Mountain Resort Association.

Billy Beak
Secretary

EXHIBIT "A"

THE COPPER MOUNTAIN RESORT ASSOCIATION, INC
Presumptive Lodging Surcharge Schedule
EFFECTIVE DATE - JANUARY 1, 2020

Winter Lodging Surcharge Schedule (November - April)

Unit Configuration	Average Daily Rate	November	December	January	February	March	April	Occupancy % Rate
		48%	63%	76%	83%	89%	41%	
Hotel Rooms	\$145	\$ 83.52	\$ 113.27	\$ 136.65	\$ 139.61	\$ 160.02	\$ 71.34	Presumptive Surcharge Schedule by Month
Studios	\$185	\$ 106.56	\$ 144.52	\$ 174.34	\$ 178.12	\$ 204.17	\$ 91.02	
1 Bedroom	\$215	\$ 123.84	\$ 167.96	\$ 202.62	\$ 207.00	\$ 237.27	\$ 105.78	
2 Bed Room	\$350	\$ 201.60	\$ 273.42	\$ 329.84	\$ 336.98	\$ 386.26	\$ 172.20	
3 Bed Room	\$550	\$ 316.80	\$ 429.66	\$ 518.32	\$ 529.54	\$ 606.98	\$ 270.60	
4 Bed Room	\$820	\$ 472.32	\$ 640.58	\$ 772.77	\$ 789.50	\$ 904.95	\$ 403.44	
5 Bed Room	\$970	\$ 558.72	\$ 757.76	\$ 914.13	\$ 933.92	\$1,070.49	\$ 477.24	
6 Bed Room	\$1,120	\$ 645.12	\$ 874.94	\$ 1,055.49	\$1,078.34	\$1,236.03	\$ 551.04	
7 Bed Room	\$1,270	\$ 731.52	\$ 992.12	\$ 1,196.85	\$1,222.76	\$1,401.57	\$ 624.84	
8 Bed Room	\$1,420	\$ 817.92	\$ 1,109.30	\$ 1,338.21	\$1,367.18	\$1,567.11	\$ 698.64	

Summer Lodging Surcharge Schedule (May - October)

Unit Configuration	Average Daily Rate	May	June	July	August	September	October	Occupancy % Rate
		7%	25%	45%	40%	25%	10%	
Hotel Rooms	\$80	\$ 6.94	\$ 24.00	\$ 44.64	\$ 39.68	\$ 24.00	\$ 9.92	Presumptive Surcharge Schedule by Month
Studios	\$95	\$ 8.25	\$ 28.50	\$ 53.01	\$ 47.12	\$ 28.50	\$ 11.78	
1 Bedroom	\$110	\$ 9.55	\$ 33.00	\$ 61.38	\$ 54.56	\$ 33.00	\$ 13.64	
2 Bed Room	\$170	\$ 14.76	\$ 51.00	\$ 94.86	\$ 84.32	\$ 51.00	\$ 21.08	
3 Bed Room	\$280	\$ 24.30	\$ 84.00	\$ 156.24	\$ 138.88	\$ 84.00	\$ 34.72	
4 Bed Room	\$300	\$ 26.04	\$ 90.00	\$ 167.40	\$ 148.80	\$ 90.00	\$ 37.20	
5 Bed Room	\$325	\$ 28.21	\$ 97.50	\$ 181.35	\$ 161.20	\$ 97.50	\$ 40.30	
6 Bed Room	\$350	\$ 30.38	\$ 105.00	\$ 195.30	\$ 173.60	\$ 105.00	\$ 43.40	
7 Bed Room	\$375	\$ 32.55	\$ 112.50	\$ 209.25	\$ 186.00	\$ 112.50	\$ 46.50	
8 Bed Room	\$400	\$ 34.72	\$ 120.00	\$ 223.20	\$ 198.40	\$ 120.00	\$ 49.60	