

# "Hawk's Outlook"

## Frequently Asked Questions

- **When do weeks begin?**

The weekly rotation for most properties begins on Monday afternoon. This allows owners to come anytime during the week and be in residence through the weekend, even Sunday night.

- **Can I rent out my property?**

Yes, you can rent out weeks or days of your calendar yourself or through a management company.

- **Who does the cleaning?**

A management company cleans the home for all the owners. Anyone who stays at the property is required to use the housekeeping service so that everyone is assured a clean place when they arrive. Owners are charged for cleaning only when they or their guests stay at the property.

- **Once I own my property, can I swap dates with another owner?**

Swapping dates and combining weeks can be done at the discretion and cooperation of the owner-partners. Your personal calendar shows your calendar dates for years in advance and gives plenty of time to make changes with other owners.

- **Can an owner bring pets?**

The rule is often dictated by Home Owners' Association (HOA) bylaws or covenants. When there are no restrictions we remain open and a property can become pet-friendly if we gather owners of similar preference -- it is an area where our "partner-matchmaking" skills come into play. Now, let's define pets. Rules for pet-friendly properties allow dogs only. Cats and other animals are prohibited.

- **What about damage to the property?**

Damages beyond normal wear and tear are the responsibility of the occupying owner. The ownership agreement defines the policies and guidelines for repairing and replacing damaged items.

- **What are the estimated monthly expenses?**

The monthly operating costs could vary. We provide a complete breakdown of the estimated costs. The cost estimates typically include such things as dues, utilities, property taxes, cable TV and Internet, phone, and insurance. All the costs are passed on directly without mark-up and split equally among the owners.

- **Who pays the bills and collects the expenses?**

Blansfield Builders will handle the duties including processing bills when due, providing summary reports to owners and keeping an escrow account from which bills are paid. As an owner, you pay one-fourth of the estimated monthly expenses and Blansfield Builders handles the rest. Blansfield Builders will not charge for this service.

- **What about selling my share?**

Like any other form of real property ownership, you can sell your interest at any time. Your specific quarter interest is deemed a deeded interval ownership.

