

Big Mountain Homeowners Association (BMHOA) Real Estate Transaction Guidelines

Dear Seller, Perspective Buyer, Real Estate Professional, Escrow Agent, or to whom it may concern -
When transferring BMHOA property please remember:

1. Per the Second Restated General Declaration for Big Mountain Resort, Flathead County, Montana; Article V. Assessments, section 5.2 Transfer Assessment, section 5.2.1 there is a transfer fee of 1% of the sales amount **payable by the seller** at the time of transfer. $\frac{3}{4}$ % of this amount is payable to the Declarant (Winter Sports Inc.) c/o _____ and $\frac{1}{4}$ % of this amount is payable to the Big Mountain Homeowners Association c/o P.O. Box 4837, Whitefish, MT 59937. These funds are for the construction, maintenance/repair of capital improvements which benefit all the owners of Whitefish Mountain Resort and all the members of the Big Mountain Homeowners Association.
 - a. If anyone would like to petition for variance from paying the transfer fee they must make their request in writing to: Big Mountain Homeowners Association c/o P.O. Box 4837, Whitefish, MT 59937, citing the basis for their exemption, based on Second Restated Declaration Article V, section 5.2.5 (iii) Exclusions, with proof of claim. The Board and WSI will review and make determination accordingly.
2. Per BMHOA Board of Directors resolution there is a one-time set-up fee of \$100 at the time of transfer **payable by the buyer**. These funds off-set the administrative costs of membership change.
3. All new owners must provide the BMHOA bookkeeper with their contact information including:
 - a. Owner(s) name(s)
 - b. Sun Rise or Wood Run lot number(s)
 - c. Mailing Address
 - d. Phone number(s)
 - e. E-mail address or addresses
 - f. Directions for publishing all, some, or none of their personal contact information in the open Membership Directory (hard copy provided to the membership periodically and/or upon request).

This information should be sent to the BMHOA bookkeeper at either:

bigmountainhoa@gmail.com

or Big Mountain Homeowners Association c/o P.O. Box 4837, Whitefish, MT 59937

4. All requests for BMHOA insurance coverage must be directed to our insurance agent - Payne West Insurance Inc., **Policy No: 5J3-64-16---17**. Agent contact at the time of this writing is Marrion McCleary in the Whitefish office (406) 862-0980.
5. BMHOA documentation including: *Articles of Incorporation of Big Mountain Resort Association; Second Restated Bylaws of Big Mountain Homeowners Association, Inc. (formerly Big Mountain Resort Association), Second Restated General Declaration for Big Mountain Resort, Flathead County, Montana, and Whitefish Mountain Resort Design Guidelines*, may be found on the BMHOA website at: www.bigmountainhoa.com under the HOA Docs tab. All new owners have obligations under these documents and need to be familiar with them prior to completing their real estate transaction.

Big Mountain Homeowners Association Board