



Pelham House Resort

Pelham House Resort Frequently Asked Questions

What is the ownership structure?

The units at the Pelham House Resort are whole or fractionally owned condominiums. Fractional, quarter-deeded, ownership entitles you to 10 weeks of ownership each year, one week every fourth week on an equitable, rotating schedule.

Can I purchase more than one quarter-deeded share?

Yes. You can purchase all 4 shares if you choose and have exclusive use of your unit.

How is ownership at the Pelham House Resort evidenced?

Both whole and fractional ownership are available and both are evidenced by a real estate deed. Your property may be placed in trust, sold, or willed like any other titled piece of real estate.

When can I use my unit?

As a unit owner at the Pelham House Resort, you are entitled to use your unit 10 weeks (69 days) per year. The Resort's operating season is from April 1 through January 2. Usage patterns are staggered so that in your first year of ownership, you will have use of your unit for the first week of April, the first week of May, the first week of June, the first week of July, etc. In your second year of ownership, you will have use of your unit for the second week of April, the second week of May, the second week of June, the second week of July, etc. The same pattern of use applies for the all successive years that you own your unit.

Who qualifies for ownership privileges?

Ownership privileges may be enjoyed by family members and guests while in residence at the Pelham House Resort.

Can I sell my unit?

Yes. You have deeded ownership of your unit. You can sell your unit at any time.

When is the Resort open?

The Resort is open from April 1 through January 1.

How is the Pelham House Resort different from a timeshare property?

Unlike a timeshare property, The Pelham House Resort is titled Real Estate. The Pelham House Resort is a fractional ownership resort which offers exclusive use of 10 weeks of your unit per

year. Typical timeshare resorts offer one or two weeks of use per year. When you do not plan to use your unit, it can be rented through the Resort Manager.

Is storage available on site for unit owners?

Yes. All unit owners have exclusive use of two private lockable storage areas. A large lockable wardrobe will be provided in the unit, a lockable base cabinet will be provided in the unit's kitchenette. Except units #1, #13, #14, and #29. These units have a lockable base cabinet in the unit's kitchenette, and a lockable wardrobe in the lower level of the building.

What are Condominium Fees and how are they determined?

Condominium Fees pay for the operating budget of the Pelham House Resort. The operating budget includes utility charges, insurance, maintenance, supplies, management salaries, etc. Condominium fees are based on a unit's percentage interest in the property. The percentage interest is determined by the Developer and based on the value of the unit.

What is the Condominium Association?

The Condominium Association is made up of all unit owners in the Pelham House Resort. A Board of Trustees will manage the Condominium Association. The Developer will serve as the Condominium Trustee for the initial term. After the initial term, a Board of Trustees from the unit owners will be elected.

Who takes care of any damage to the unit?

Outside of normal wear and tear, damage to the suite caused by a rental, will be covered by the Condominium Association. If damage occurs when an owner resides in the unit, the owner will be held financially responsible.

How do I arrange for a mortgage?

Seller financing is available at competitive rates.

What parking is available at the Pelham House Resort?

The Pelham House Resort has ample parking with 63 spaces, 8 more than required by the Town's zoning regulations.

Is smoking allowed?

All units and common areas in the Pelham House Resort are designated as 'Non-Smoking'. Smoking is not permitted by the pool. Smoking is allowed in all other outdoor areas.

Who is the Pelham House Resort Manager?

Bob and John McCarthy are the Resort Managers.

Can I rent my unit when I am not using it?

Yes. Owners will have the option to submit their anticipated usage in advance of the season. This will allow the Resort Manager to maximize occupancy for individual guests, families, and larger groups.