



Tenderfoot Lodge – New Owner Welcome Letter

Dear Tenderfoot Lodge Homeowner,

As the management company for Tenderfoot Lodge, we would like to introduce ourselves to you and take this opportunity to extend a welcome to your new community.

Tenderfoot Lodge owners represent you as Directors on your Homeowners' Association Board. They, along with Summit Resort Group Property Management, the community's management company, strive to make your ownership at Tenderfoot Lodge as enjoyable and worry-free as possible.

Website for Association Documents

Summit Resort Group maintains a website where you can find important information about the Association. Please take a moment to visit www.srghoa.com. A list of the Board members' names and contact information is located on the website. In addition, the Rules and Rules, Financials, Board Meeting Minutes and Association Governing Documents, are available for review on-line. SRG's physical offices are located at 350 Lake Dillon Drive, Dillon, Colorado, 80435. Please feel free to stop by. Some of the information on the website is password protected. To access password protected documents, the password is "TL99". ***Please take a moment to review the Rules and Regulations. If you plan on renting your unit, it is your responsibility to provide a copy to your guests.***

Smart Locks

Tenderfoot Lodge uses wifi-enabled "Smart Locks" for access control. Codes for these locks are set via an online user portal and you will need to set up an account. You must contact Kevin Carson at Summit Resort Group for access! He can be reached at kcarson@srgsummit.com or at 970-468-9137. All locks have a hard key as well, which should have been provided to you at closing.

Parking & Garage Storage

If you plan on storing a bike or kayak in the garage (if space allows), please contact our Property Administrator, Kevin Carson at Summit Resort Group, for necessary permits.

Tenderfoot does not allow the storage of any vehicles in the garage unless the owner is present and using the unit. Parking is unassigned, first come first served.

The storage of any items in the garage other than appropriately tagged bicycles or kayaks is prohibited.



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Ski Lockers

Each unit at Tenderfoot has its own assigned ski locker. The keys for the ski lockers are individually managed and should have been provided by the previous owner at closing. If you were not provided with a key you will need to arrange to have a locksmith rekey the locker. Please contact SRG if you need assistance finding a locksmith.

Utilities

At Tenderfoot Lodge all utilities are included as part of your unit dues with the exception of electricity which is metered individually for each unit. If you have not already done so please contact Xcel energy to transfer the account into your name.

Dish TV and Internet services are provided through Resort Internet. Please contact them at 1.877.208.2475 for any support issues. Owners also have the option of paying for additional channels or higher speed internet services if desired.

HOA Dues Payments

You should be receiving your first statement for HOA dues shortly. SRG sends all statements via e-mail unless another delivery method is requested. Please note that at Tenderfoot Lodge, Owners have the option to participate in the recommended "ACH" automatic dues payment program. This is a very convenient option for Owners! If you are interested, please fill out the attached ACH form and send in to kbland@srgsummit.com. We highly recommend all owners enroll in ACH to prevent late payments. Invoices are sent on or around the 1st of every month, and payments are considered late after the 15th.

New Owner Survey

We are always working to maintain the value of your property and to make Tenderfoot Lodge one of the most desirable places to own in Summit County. We welcome any questions, comments or suggestions you may have.

So that we may better serve the Tenderfoot Lodge community, we ask that you please complete the attached Owner's Information Survey and return it in the envelope provided.



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HOA Administrator

The primary administrator for your association is Kevin Carson. He can be reached via e-mail at kcarson@srgsummit.com or via phone at 970.468.9138. Please reach out to Kevin directly with any maintenance requests or questions.

Summit Resort Group can be reached at 970.468.9137 from 8am – 5pm, Monday through Friday. For after hours emergencies please call 970.470.5252.

Sincerely,

Tenderfoot Lodge Board of Directors & Summit Resort Group