

Aruba, March 22, 2022

Dear Timeshare Member,

We are glad to inform you that the room renovation will start next month. We still get some questions which we are glad to answer.

TIMELINE

Q When will the renovation start and when will it end?

A We will start on April 16, 2022 and are scheduled to finish December 20, 2022.

Q How will the renovation proceed?

A We will do one to two floors, one wing at a time. For example, we will start on the fifth floor on the wing facing the Convention Center. Halfway through, we will start the fourth floor on the same side. Once we have completed all rooms on the Convention Center side we will move to the other side of the building.

USAGE

Q What happens if my unit is under renovation when I am scheduled to stay at that time.

A Do not worry! The resort team will assign a comparable unit for you. Once your unit is completed you will be able to make use of the unit you purchased.

ROOM LAYOUT

Q Will my room layout change from what it is today?

A The room layout will remain the way it is today, with the bedroom in the back and the living area in front of the balcony.

FURNISHINGS

Q Will any furniture be reused?

A Almost the entire room will be refurnished. This includes mattresses, TVs, refrigerators, tables, chairs, lamps etc. In addition to that we are replacing the floor tiles and shower stall in the bathrooms. We have decided to keep the vanity in the bathroom and kitchen, the toilet and the bed frame.



STORAGE

Q Will we have enough storage in the newly furnished room?

A You will actually have more storage in the new room. The only closet we are removing is the one next to the bed, which we are replacing with a freestanding (larger) closet and credenza. The closet in the living room remains.

Q Why do I have to pay the special assessment by April 30, 2022 if the renovation lasts until the end of December

A Most of the expenses for the room renovation happen before it even starts, the contractor requires us to pre-pay the materials he uses and furniture is already ordered and on its way.

MAINTENANCE FEES

Q How do our maintenance fees compare to other timeshare resorts in Aruba?

A Below you will find a breakdown of the maintenance fee of the timeshare units at the other resorts. We are proud of the fact that we are able to offer you a superior Renaissance Marriott Triple-A 4 Diamond resort experience at a lower cost than most other resorts on the Island.

ONE BEDROOM MAINTENANCE FEE	2021
La Cabana Beach Resort & Casino	\$ 743
Aruba Beach Club - Deluxe	\$ 784
Eagle Resort - Deluxe D	\$ 788
Eagle Resort - Deluxe K	\$ 788
Playa Linda	\$ 792
Amsterdam Manor	\$ 850
Paradise Beach Villas	\$ 865
Eagle Resort - Superior	\$ 901
Eagle Resort - Condo	\$ 943
La Cabana Beach Resort & Casino - Deluxe	\$ 1,061
Caribbean Palm Village	\$ 785
Casa del Mar	\$ 810
Divi Dutch Village	\$ 868
Divi Golf Villas	\$ 1,007
Divi Golf Villas	\$ 1,017
Divi Phoenix	\$ 955
Divi Village	\$ 951
La Quinta deluxe	\$ 819
La Quinta executive	\$ 874
Marriott Ocean Club	\$ 1,347



SPECIAL ASSESSMENT

Q Why do I have to pay a special assessment if I am already paying maintenance fees?

A The maintenance fees cover the day to day use and upkeep of the Ocean Suites and its common areas. This does not include an overall renovation,, which is scheduled every 8 – 10 years.

Q How is the special assessment calculated?

A We divide the total cost of the room renovation by the total number of rooms (both timeshare and non-timeshare rooms) and by 52 weeks, this way we make sure that everybody (including the developer) pays their fair share. The cost is equally shared, per room, between timeshare and non-timeshare rooms, with the developer paying for non-timeshare rooms.

Total Cost Renovation	\$ 14,431,674
Total Units	258
Total weeks	52
Cost per week:	<u>\$ 1,075.70</u>
Total Timeshare weeks	4,850 x \$1,075.70 = \$5,217,145 (36%)
Total Developer weeks	8,618 x \$1,075.70 = \$9,270,382 (64%)

WIND CREEK

Q Somebody told me that Wind Creek does not want Timeshare anymore

A This is not correct. Wind Creek has made many improvements to the Resort since they purchased the Resort 5 years ago. They continue to be committed to the Resort and its timeshare members and look forward to make it better every day!

I hope this information helps, please do not hesitate to reach out to our timeshare coordinator Sue Ann Liao-Jen (Sliaojen@arubarenaissance.com), should you have any questions.

Sincerely,
Renaissance Aruba Wind Creek Resort

Paul Gielen
General Manager

