

USE PLAN
AND
INTERNAL EXCHANGE BANK
20% USE PLAN

For

The Vue Twenty Two Timeshare Association

It is the intention of the Owners that the Use Plan policies be established which will assure:

1. Each of the five Owners a right to ten weeks use of the Townhome each year – typically two – three weeks in each calendar quarter.
2. Each Owner two “Holiday Use” Periods per year – included in ten weeks.
3. A fair sharing of the Use Periods most desired by each Owner.
4. Ease of “exchanges” among Owners to accommodate individual schedules and preferences.
5. Adequate time for periodic, thorough maintenance and “deep cleaning” to be coordinated by Manager.

USE PERIODS. There are two categories of use Periods: Holiday Use and regular Use. Both are one week in length. Owners may schedule consecutive Use Periods if they desire **as outlined in the policies for the Timeshare Association, if any**. It is the intent of the allocation plan that all Owners have reasonable access during each of the seasons.

HOLIDAY USE. The “Holiday Use” Periods shall be the following holidays at the inception:

M.L. King Day
President’s Day
Winter Holiday School Break
Easter
Walla Walla Valley Spring Release Weekend – First Weekend in May
Walla Walla Balloon Stampede – Second Weekend in May
Memorial Day
Vintage Walla Walla Weekend– First Weekend in June
Fourth of July
Labor Day
Thanksgiving
Holiday Barrel Tasting – First Weekend in December
Christmas
New Year’s

Note: The Holiday Use Period which includes New Year’s day will always be the last week of the year.

REGULAR USE. Those remaining periods other than Holiday Use Periods.

ARRIVAL/DEPARTURE. Unless otherwise stated in the Timeshare Association Documents the Use periods shall begin on either Thursday or Friday at 4:30 p.m. and end on Thursday or Friday at 11:00 a.m. Between departure and arrival your Townhome will receive housekeeping services. Owners may elect to arrive or depart on any days within their Use Period. They should inform the manager of their intended arrival and departure plans to allow efficient flow of operations allowing housekeeping and maintenance services to be scheduled accordingly.

Note: Those Holiday Use Periods (if any) in which the actual holiday falls on Thursday will begin a day earlier Wednesday at 4:30. This will permit the Owner to enjoy the full holiday in their Townhome. If such instances should occur, the prior Use Period will end on Wednesday at 11:00 a.m., the result being a six day Use Period followed by an eight day Holiday Use Period.

MANAGING AGENT (Manager). Means the entity selected by the Vue Twenty Two Timeshare Association to manage the Association's affairs, to coordinate the Use Plan and Internal Exchange Bank, to function as an intermediary for the Owners, and to supervise the housekeeping, maintenance and overall operations of the Townhome.

THE USE PLAN PROCEDURE

1. Annually. During the spring, the Manager, will mail and/or electronically provide a list of the ten Holiday Use Periods to the Owner who, for the next year, has first choice of two weeks. Next, a list of the remaining eight Holiday Use Periods will be sent to the Owner who has second choice that year and so on, until all ten Holiday Use Periods are selected.
2. Next, the Manager will mail and/or electronically provide the Regular Use period calendar to the Owners in their order of Regular Use selection. The Regular Use Calendar will show the ten Holiday Periods chosen with the name of the Owner who selected each Holiday period. Each Owner will select, in his turn, eight of the forty-two Regular Use Periods – subject to the limit set forth in the Timeshare Documents (including Holiday periods previously selected) per calendar quarter.
3. The Manager will use the remaining weeks for a thorough “deep cleaning” and other interior maintenance.
4. Each Owner will have approximately ten days to respond with their Use Period selection either by regular mail and/or electronically. Failure to respond within the allotted time may result in that Owner being assigned Use Periods selected by the Manager from those remaining after all other Owners have made their selections.
5. Manager shall then distribute by regular mail and/or electronically to all Owners the Final Annual Use Calendar which shall show the selection of all Use Periods and the designated maintenance periods.

6. Upon completion of the selection process, the Manager will be available to assist any Owner who wishes to exchange any Use Periods. For example, one Owner may wish to have more Use Periods during the winter and fewer during the summer or vice versa. Manager will spend reasonable amounts of time and effort to accommodate such exchanges among the Owners.
7. The first purchaser of an interest in each Townhome will be designated "A", the second "B", followed by "C", "D" and "E". The order of selection in the two systems is initially set to assure each Owner a fair balance between high and low selection priority.
8. Please refer to the Use Selection System in this document. As you can see, in the first year each Owner has one higher and one lower selection position. Thereafter, each year the order rotates. This guarantees that over each five year period every Owner will choose Holiday Use Periods and Regular Use Periods first, second, third, fourth and fifth.

THE VUE TWENTY TWO
TIMESHARE ASSOCIATION
USE SELECTION SYSTEM

2008		2009		2010		2011		2012		2013 (repeats)	
HOL	REG	HOL	REG	HOL	REG	HOL	REG	HOL	REG	HOL	REG
A	E	B	A	C	B	D	C	E	D	A	E
B	D	C	E	D	A	E	B	A	C	B	D
C	C	D	D	E	E	A	A	B	B	C	C
D	B	E	C	A	D	B	E	C	A	D	B
E	A	A	B	B	C	C	D	D	E	E	A

The use selection system continues to repeat as shown in the above system example.

INTERNAL EXCHANGE BANK

Unlike the Use Plan which involves only the five Owners of each Townhome, the Internal Exchange Bank program involves all Vue Twenty Two Owners.

The Internal Exchange Bank is NOT a rental program nor does it involve exchanges with owners of other properties.

The Manager will maintain the Internal Exchange Bank for the Owners of The Vue Twenty Two Timeshare Association. Any of the owners may, if they wish, deposit some of their selected Use Periods in the Exchange Bank. Once having “deposited” time, that Owner may “withdraw” like time in like (or smaller) accommodations. Only Sumach Unit Owners can exchange with other Sumach Unit Owners and likewise, only Mill Creek Unit Owners may exchange with other Mill Creek Unit Owners.

1. Deposits of time into the Internal Exchange Bank less than 45 days prior requested time is considered short term. This means the depositing Owner may not withdraw offsetting time unless short term deposit is withdrawn by another Owner. (Exchanged)
2. A depositor may withdraw his own deposited Use Period(s) unless it has been previously withdrawn (claimed) by another depositing Owner.
3. Time deposited in the Internal Exchange Bank expires one (1) year from the start date of the week deposited.
4. All withdrawals from the Internal Exchange Bank are subject to space available for the Use Period(s) requested. Use of the Internal Exchange Bank is optional. Those Owners who do not deposit cannot withdraw. They will simply enjoy their ten weeks in their own Townhome.