

## **Owning a Freestone Cabins Condominium at Wilson Ranch**

### **Air Rights**

The cabin condominiums are what is known as "air-space" condominium units. This means that cabin condominium owners will own the air space, cabins, and any other improvements located within the boundaries of their unit. For this reason, cabin condominium owners generally will have the right to enhance, remodel, improve, rebuild, or otherwise modify their cabins. Purchasers should understand, however, that because the cabins condominiums are located within the Wilson Ranch community, their ability to modify their cabins will be subject to certain design guidelines, rules, and regulations, as well as applicable permitting requirements. Among other restrictions, the size of the cabins is limited to a maximum of 1800 square feet.

### **Condominium Association**

Owners of the lodge and cabin condominiums will have owner's rights to the quiet enjoyment of their unit and common space areas. Cabin and lodge owners will become part of a homeowners association with typical association requirements, including provisions for maintenance of common areas and systems. Additional information regarding the homeowners association will be provided to buyers who provide a deposit and reservation agreement

### **Inspection Reports**

Inspection reports will be provided to prospective buyers upon receipt of a reservation agreement and deposit.

### **Rental Opportunities**

The twelve-room Freestone Inn currently offers close and convenient accommodations for family and friends visiting condominium owners, and the Inn may also be available to provide management services for those condominium owners who choose to rent out their home.