

Blue Water Acres, Portage Bay, Lake of Bays
Frequently Asked Questions:

(revised January/24)

1. What is fractional ownership or shared cottage ownership?

It is a form of carefree, shared ownership of a vacation residence in a prime location. At Blue Water Acres, you will own a 1/10th share (Interval) of your beautifully furnished cottage as well as an undivided share of the entire property and facilities. You only pay a percentage of taxes, utilities, insurance and maintenance via an annual Maintenance Fee, paid in two installments.

2. What kind of Accommodation do you have?

The fractional cottages are all fully detached dwellings spaced for privacy. They are two and three-bedroom units and come in four beautiful styles. All have air conditioning and a fully equipped kitchen with gas range and dishwasher. Most units have two bathrooms and a washer / dryer or access to a laundry facility. All units have a 4-season Muskoka Room.

3. What kind of Recreational facilities do you offer?

As an owner, you'll be able to enjoy all the resort amenities. There's an indoor pool including a whirlpool and sauna. Lots of fun activities are available in the Activity Centre including fitness centre and games room furnished with pool tables, shuffleboard, foosball and ping pong. Kids will enjoy an outdoor playground. There is an Owners Lounge with a big screen TV, piano and more. Outside you can relax on the sandy beach, play tennis at one of two tennis courts, hike, nature-watch or anything else you're inspired to do. You have free use of canoes, kayaks, rowboats, paddleboats and paddleboards. In winter, there's snowshoeing, skating and tubing on site. Downhill skiing, cross-country skiing, snowmobiling and dogsledding are minutes away.

4. What kind of local attractions and services are in the area?

Muskoka has many fun things to do and see year-round. The area is well-known for its rich culture, trendy shopping and exceptional dining. Blue Water Acres is located 15 minutes from Algonquin Provincial Park and Arrowhead Provincial Park - famous for its Ice-Skating Trail Fire & Ice nights. You'll never be more than a few minutes away from a number of great golf courses. Muskoka boasts six boat cruises which allow you to see the area from a whole new perspective. The opportunities are endless...

5. Who owns the property?

You will be a fractional owner of one of 22 fractional cottages, sharing in the ownership of the entire resort through a debt-free, not-for-profit corporation called the *Blue Water Acres Cottage Owners Association*. For each five-week interval purchased, you will receive one membership in the Blue Water Acres Cottage Owners Association. This innovative approach makes vacations more enjoyable and affordable.

6. What are the Maintenance Fees?

Annual maintenance fees cover the cost of cottage cleaning, grounds maintenance, repairs, property taxes, insurance, and utilities for all units and common elements. All interval owners share these costs. Annual maintenance fees are in the range of \$4454-\$5,450 (+HST) per five-week interval, depending on the size of the cottage in which you own an interval. Maintenance fees include a contribution to the reserve fund. Fees are PER OWNER and are annual.

7. Can I sell my share?

Shares may be held for generations in perpetuity or may be sold, transferred or willed at the wish of the shareholder.

Susan Brown, B.A., MVA, SRES® / BROKER

Call or Text : 705.788.4176 | www.lakeofbaycottages.com | susanbrown@chestnutpark.com

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE



8. How are my five weeks chosen each year?

Ownership of a five-week interval allows each owner five (5) weeks of exclusive use of the cottage every year. It allows for the use of the summer week you reserve (your core week which never changes) at the time of purchase, and one week in each of the fall, winter, and spring seasons, plus one "additional" week. All your weeks are for the particular cottage you purchase a fraction of. Your non-summer weeks rotate one place each year to provide each owner seasonal variety. Each season, including the "additional week", is ten weeks in length. Annual calendars are provided at the time of purchase which detail the weeks available to you so you can plan your holidays or exchange programs well in advance.

9. Can we loan our cottage to friends and family or rent our cottage?

Absolutely. If you are unable to use your cottage, you can let your family or friends enjoy it or rent it on your own or through the rental program set up by Management to help rent the weeks you don't wish to use. You must, however, notify management in advance of the individuals who will be occupying your unit. If you rent it out yourself you keep 100% of the rental income. If it's rented out by Blue Water Acres you keep 50% of the rental income. Rental rates in 2024 for a Deerview cottage range from \$1,889/week to \$3,419/week + HST depending on the time of year. Rental rates for an Algonquin cottage range from \$2,229/week to \$3,789/week + HST depending on the time of year.

10. Are there regulations concerning the number of people sleeping in your residence?

Yes, no more than eight individuals may stay in a three-bedroom cottage or six individuals in a two-bedroom cottage. Larger two-bedroom cottages may sleep up to seven individuals. Number of individuals includes adults and children regardless of age.

11. Is there a Beach?

There is a wonderful, safe, sandy beach at the resort on 300 feet of shoreline. Water is very shallow at the shoreline and slopes gradually making it safe for children. By the end of June, the water temperatures are typically between 20 and 25 degrees C (70 to 80 degrees F.) There are umbrellas, Muskoka chairs and lounge chairs on the beach. There is a swimming raft and waterslide in the water.

12. Can I keep a boat at Blue Water Acres?

Yes. You can keep your boat moored at resort docks during your weeks of occupancy. Docking space is on a first come basis. There is plenty of docking available. A public launch is located very close by. Owners will also be able to enjoy the use of canoes, kayaks, paddleboards, paddleboats, and row boats during their stay.

13. Are pets allowed?

To ensure that all owners can feel comfortable and to minimize the risk of disturbances, pets are not permitted. There are excellent kennels nearby.

14. Is smoking allowed indoors?

No smoking or vaping is allowed in cottages or common indoor facilities at any time.

15. How and when is Housekeeping and Maintenance done?

Every week, each cottage is completely cleaned, linens changed, inventory checked, etc. so that your cottage will be spotless and ready for you when you arrive. Grounds maintenance is continuous and there is always a number that you can call if you need assistance. Major repairs and maintenance are accomplished during one of the two maintenance weeks each year in April and November.

Susan Brown, B.A., MVA, SRES® / BROKER

Call or Text : 705.788.4176 | www.lakeofbayscottages.com | susanbrown@chestnutpark.com

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE



16. Can we have 'exchange privileges' with other resorts around the world?

Yes. You can purchase membership in a worldwide exchange company that gives you access to a network of international fractional properties making it possible to exchange any of your weeks for others in more than 1500 affiliated resorts in nearly 75 countries. A three-year membership can be purchased for approx. \$350. If you buy a new Interval, the membership fee is included for the first three years. www.intervalworld.com

17. What is the drinking water like?

The water provided to the cottages is potable. It comes from the lake and then goes through filtration, Ultraviolet, and chlorination. It is tested daily by maintenance and monthly by an independent contractor that tests for the Ministry. A brand-new Fast System was installed in 2008. There is also an up-to-date water treatment system which is always maintained.

18. Are there lockers?

There are lockers for the Muskokan cottages only. They are located in the downstairs section of those units. The locker area includes 10 fenced-in lockers which are about 4 x 6 each. There is no shelving inside the lockers. Most people keep storage bins and things like extra carpets, ski equipment etc. in them.

19. Are there BBQs for every unit?

Yes. Every cottage has a BBQ. The BBQ's all have a direct propane line, so no tank is required. The cost of propane is included in the maintenance fee.

20. Do owners require their own insurance?

Owners do not require their own insurance. The resort insurance policy covers the replacement of the cottage and all the cottage contents.

21. Are there any additional fees when I purchase a fraction at BWA?

There is a transfer fee (\$250) and certificate fee (\$25) for a total of \$275 which is paid on closing.