

Fractional Ownership Overview

Hyatt Siesta Key Beach Residences consists of 44 residences total; 33 whole ownership residences and 11 residences that are part of the fractional component.

The fractional packages are sold in three-week increments; 1/16th fraction. Two of the weeks are "fixed" and one is "floating". There is nothing preventing you from buying multiple packages. The fixed weeks are designated based on the time of year you purchase, and the weeks ARE guaranteed. It is best to purchase the fixed time of year that you will utilize the most. It is not impossible to switch your weeks, but it is not guaranteed, and it is very difficult to get into the property during peak time. The floating week allows you the flexibility to come back to Hyatt Siesta Key Beach during the float periods. The float periods are the entire month of May and September through the middle of December. You will receive a warranty deed at closing, just like traditional sales, noting the weeks you own and a unit number, but that is for deeding purposes only. **You are NOT guaranteed that specific unit, just the unit type.**

There are three styles of units: Standard (Master Suite and Junior Suite), Premier (Master Suite, Junior Suite, and Guest Bedroom), and Deluxe (Master Suite, Junior Suite, Guest Bedroom, and a Den). **You are not guaranteed a specific unit, but you ARE guaranteed a specific unit type.** The **Deluxe inventory is the only guaranteed gulf front units.** The Premier inventory features 3 gulf front units, 3 non gulf front units and 1 partial gulf front. If you purchase a Premier package, it is subject to a first come first serve basis and you are not guaranteed a gulf front. Unfortunately, the Standard is not a gulf front and there will never be an opportunity to have a gulf front. If you must see the water from your unit then the only inventory you should consider is Deluxe.

Regarding money, there is the one-time purchase price and then the annual HOA fees and property taxes. The purchase price is typically determined by your fixed weeks and the style of unit you purchase. The HOA fees and property taxes are also subject to the style of residence that you own; for each 1/16th fraction the HOA fees and property taxes are roughly \$6,297 per year for a Standard package, \$9,243 for a Premier package, and \$12,190 for a Deluxe package. The fees include Cable TV, Community Pool, Electricity, Escrow Reserves Fund, Fidelity Bond, Gas, Insurance, Internet, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pest Control, Security, Sewer, Trash, Water. The escrow reserves cover any future furniture replacement, roof replacement, etc. just like in any other condominium association.

If you choose not to use any of your three weeks at Hyatt Siesta Key Beach you can gift your time, rent out your time or convert to Hyatt points, which can then be used to travel throughout the club to other properties throughout the United States. Another aspect of owning at the Hyatt is the Cabana Club. It is a benefit that provides you access to the amenities on site 365 days a year; subject to availability, so you might consider this ownership like a beach membership.