



MERGANSER BAY RESORT

Frequently Asked Questions

Below are some typical questions that have been asked about Merganser Bay Resort. If you have any questions or need further clarification, please call our office – we will be happy to assist you. Phone: 250-503-3487

1. Q. What is the status on the completion of the Development?

A. Construction of the development, including sites, common areas, common facilities, services and utilities is approx. 80% complete

2. Q. Do we hold a title to our own Interest?

A. Yes, your title will be registered at Land Titles Office in Kamloops upon completion of the purchase. It will read that you own 1/67th Undivided Interest in Lot
You can then sell your interest or pass it on to your family.

3. Q. Can we rent out our own Lot?

A. You can let your immediate family stay there. However to rent your Lot/Cabin for rental income, you will have to go through the on-site Rental Management to ensure that the rental standards are met.

4. Q. How much does it cost me to put my vacation home in the on-site Rental Management?

A. The owner gets 60% of the rental income, (less cleaning cost)
The management company receives 40% (includes marketing to attract quality rental prospects and managing fees.

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- 5. Q. When will the moorage facilities be built?**
A. As soon as 75% of the sites have been purchased and completed, the Developer will apply for a License to the appropriate authorities for the construction of a replacement marina, boat launch and dock for moorage purposes.
- 6. Q. If we buy a Park Model site, can we park our RV on it?**
A. Park Model sites cannot be used as an RV site. However, upon completion of the purchase of a Park Model Site, the owner can place an R.V. on their Park Model Site for up to one year while a Park Model is being placed on their Park Model Site. This to be in compliance with all other provisions of the Rules and Regulations.
- 7. Q. If I buy a cabin lot, am I allowed to park my trailer on my lot while my cabin is being built?**
A. Yes. Prior to substantial completion of a cabin on a cabin site, the Owner of a cabin site is permitted to place their own recreational vehicle on their cabin site strictly in compliance with the provisions of the co-ownership agreement, the purchase agreement and rules and regulations).
- 8. Q. Can I live in my Cabin or Cottage year round?**
A. No. The zoning allows for the owner to occupy the Lot for 182 days of a calendar year. There is no restriction as to when during the year you can use it, it is your choice. Having said that, if you decide to put your Lot in the Rental Management Pool for extra income, you need to decide at the beginning of the year when you intend using it for yourself and when it can be rented.

