

Welcome to Electric Pass Lodge!

Located slope-side in Snowmass Base Village, Electric Pass Lodge offers pure mountain living. This collection of high-performing ski-in/ski-out residences is powered 100% by renewable energy and thoughtfully designed to preserve the fresh snow and clean mountain air that draws you to Aspen Snowmass.

Location

The building's physical address is: 119 Wood Road, Snowmass Village, CO 81615.

Access

Access to the building entrances and to your residence utilizes LATCH hardware and software. An introduction to the Latch system can be found in the Property Information section at the bottom of the Owners Association website homepage: <https://www.electricpasslodgehoa.com/>. Owners or their property managers are solely responsible for access to individual residences. The HOA manager, developer, and/or contractor cannot be relied upon to let you, your service providers, or your guests into a residence.

Your residence entry door also has a hard key. Please reach out to Cameron Murray at Snowmass Mountain Lodging to get your residence key if did not receive it at an in person closing: cmurray@eastwest.com.

Amenities

Electric Pass Lodge features a collection of on-site amenities and village experiences to make every stay even more memorable. Perhaps the best amenity at Electric Pass Lodge is the direct access to Snowmass ski area, with world-class skiing, endless hiking, Gold Level biking, and the acclaimed Lost Forest adventure park. Besides instant access to a vast outdoor mountain playground, the new village pool facility sits in the building's front yard and the SBVfit fitness center, a full-service medical clinic, and the Base Village ice skating rink are just steps away, alongside the shops, restaurants and activities within the newly completed core of Base Village.

Within the building itself you'll find:

- **Electric Lounge and Courtyard**, an indoor/outdoor space located on the Village level.
- **Ski Locker Room**. Each residence comes with a secure ski locker for skis, boards, boots and gear, located on the lowest level of the building connected directly to the Bridges ski trail between the Elk Camp Gondola and the Assay Hill chairlift. Please note, no equipment may be stored in the corridors or on balconies. Ski lockers will be turned over to owners with a code of 0000, but a desired code can be set. If you are an owner and would like to reprogram your locker code, please refer to instructions provided within your digital residence manual or reach out to Cameron Murray for directions: cmurray@eastwest.com.
- **Owner Storage**. Each residence has a dedicated storage cage on the lowest level of the building. Owners are responsible for providing their own locks on these storage cages. Each residence also has Stow & Go features, which are dispersed lockable owner

storage cabinets in the primary closet, primary bathroom, and kitchen. These are intended to enable owners who rent their residence to have lock and leave convenience in key areas of the residence. If you are an owner and would like to understand how to use these concealed locks, please refer to instructions provided within your digital residence manual or reach out to Cameron Murray for directions:

cmurray@eastwest.com.

- **Underground Parking.** See the parking section below for more information regarding vehicular access and parking. Starting this summer, the parking garage will include a bike parking cage with a limited number of bike racks for owners and guests to place bikes when in residence, on a first-come, first-served basis and subject to availability.
- **HOA Car Share.** The Electric Pass Lodge HOA offers two car share vehicles that are available for Electric Pass Lodge owners and renters to utilize when in residence. More information on the program and how to access the cars through the Envoy Mobility App will be uploaded in the Property Information section at the bottom of the Owners Association website homepage: <https://www.electricpasslodgehoa.com/>.
- **Airport Transportation.** All rental management companies managing units within Base Village are required to provide complimentary airport transportation to and from the Aspen/Pitkin County Airport. Please contact your residence's property manager for additional information.

Access to shared, but private Base Village amenities includes:

- **Village Pool.** The Village Pool is anticipated to open by Memorial Day weekend, 2023. Access to the Village Pool will be provided via LATCH and keypad locks, depending on the entrance gate that you use. More information will be provided in advance of that regarding access, hours, rules & regulations, etc. A locker room associated with the Village Pool is located on the Village Level. Instructions on how to utilize the pool lockers will be posted once the pool is open.
- **SBVfit.** Access to SBVfit, the fitness facility located within One Snowmass, will be provided via keycard to owners and guests who are in residence. Unit owners can get a keycard from the arrival center desk located in the One Snowmass West building. Renters and guests are required to get a keycard from the unit's owner or their property/rental manager.
- **Base Village Car Share.** Base Village also offers a public car share program based in front of One Snowmass East and operated through EcoShare. For more information visit <https://www.basevillagemaster.com/location/car-share-program>.

Parking

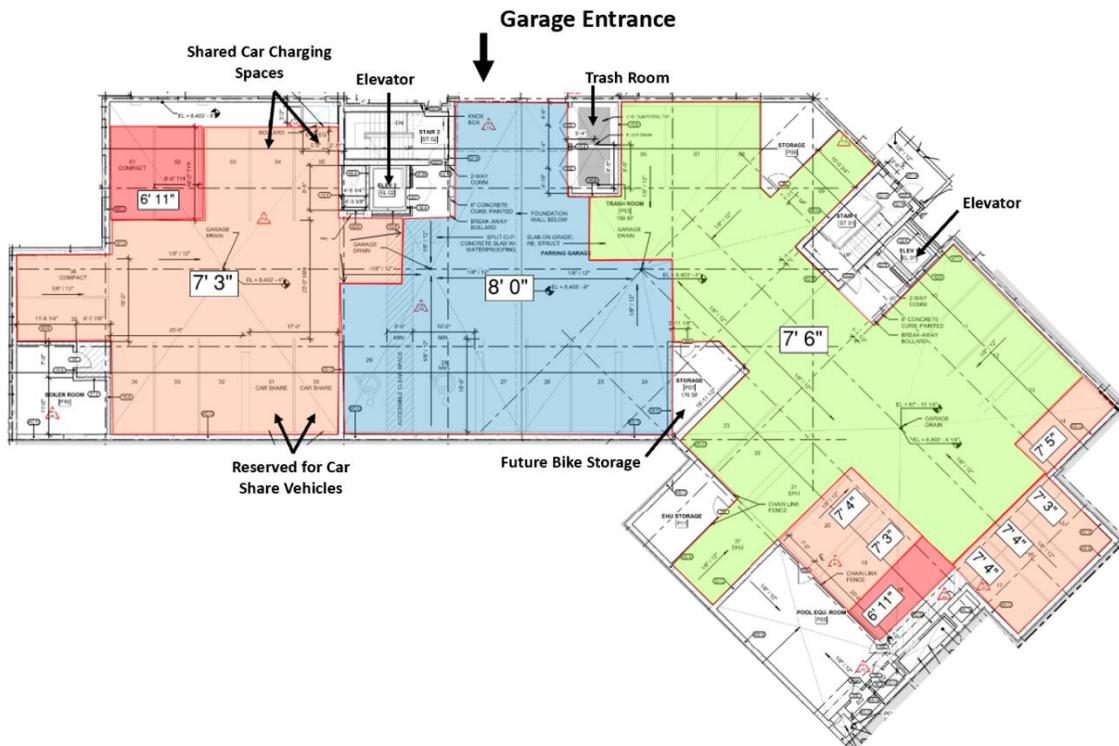
Where do I park my car? The Electric Pass Lodge private underground garage has an entrance accessed off of Wood Road just east of the intersection of Wood Road and Carriage Way. The garage has 37 parking stalls. Of the 37 stalls, 33 stalls are for owner and guest parking. Each owner or renter will have

GETTING TO KNOW ELECTRIC PASS LODGE

the right to park one car in the garage while in residence, subject to availability. In addition, two spaces are reserved solely for the Electric Pass Lodge HOA car share vehicles, and two spaces are reserved for the deed restricted employee housing unit. No owner or guest parking is permitted in those spaces.

Most spaces within the parking garage have clearance of over 7', but heights vary throughout the garage. 7' should accommodate a full size SUV, but may not accommodate large vehicles with roof boxes or high profile ski racks, and will not accommodate roof mounted bikes.

If you have an oversized vehicle, please do not attempt to enter the garage. If your vehicle with a roof rack will not fit in the garage or the remaining stalls, there is a program in place within Base Village to accommodate oversized vehicle parking in the surface lot in front of One Snowmass West. Four spaces are available to all Base Village owners and guests through a reservation system. To request a reservation please email: SBVOVERSIDEDVEHICLE@EASTWEST.COM.



How do owners and renters actually get into the garage? Owners will be able to be open the garage entry door via their Latch app or Latch doorcode. Giving parking garage access to renters or guests can only be accomplished by keycard, not through the app or a doorcode. If you are renting your residence independently (not through the Snowmass Mountain Lodging rental program), you will be solely responsible for providing your tenant with a parking garage keycard. Snowmass Mountain Lodging as the HOA Manager will issue one parking keycard to each residence owner upon request. An introduction to the Latch system can be found in the Property Information section at the bottom of the Owners Association website homepage: <https://www.electricpasslodgehoa.com/>.

GETTING TO KNOW ELECTRIC PASS LODGE



Is there short-term parking? There is no short-term surface parking directly associated with Electric Pass Lodge. However, Snowmass Base Village has two surface parking lots intended for short-term visitors, one off of Wood Road and one off of Carriage Way. These lots are intended for check-in, delivery, pick-up/drop-off, or other short-term visits that align with the posted time limitations. The village walk on the south side of Electric Pass Lodge is for emergency vehicles and cart transportation only and is not accessible to any other vehicular traffic. The developer is providing temporary accommodations for move and delivery vehicles on the adjacent future development lot and across the village walk through May 2023 only.

Where will guest check-in and drop off occur? Electric Pass Lodge does not have a staffed in-building reception or check-in area. Snowmass Mountain Lodging rental guests may check-in in-person at the central check-in facility on the ground level of One Snowmass West and/or request to be met on-site at Electric Pass Lodge by a Snowmass Mountain Lodging representative, provided reasonable notice is given.

How do I get from the garage to my residence? Two elevators provide access into the building from the garage. Owners and renters have a couple options to assist with transporting gear and supplies from the garage to their residence or vice versa. First, hand carts or luggage carts will be available and staged in the garage. Second, for owners that are on-program with Snowmass Mountain Lodging, property management personnel will be available to assist, provided reasonable notice is given. All carts must be returned by the owners/guests to the garage when not in use.

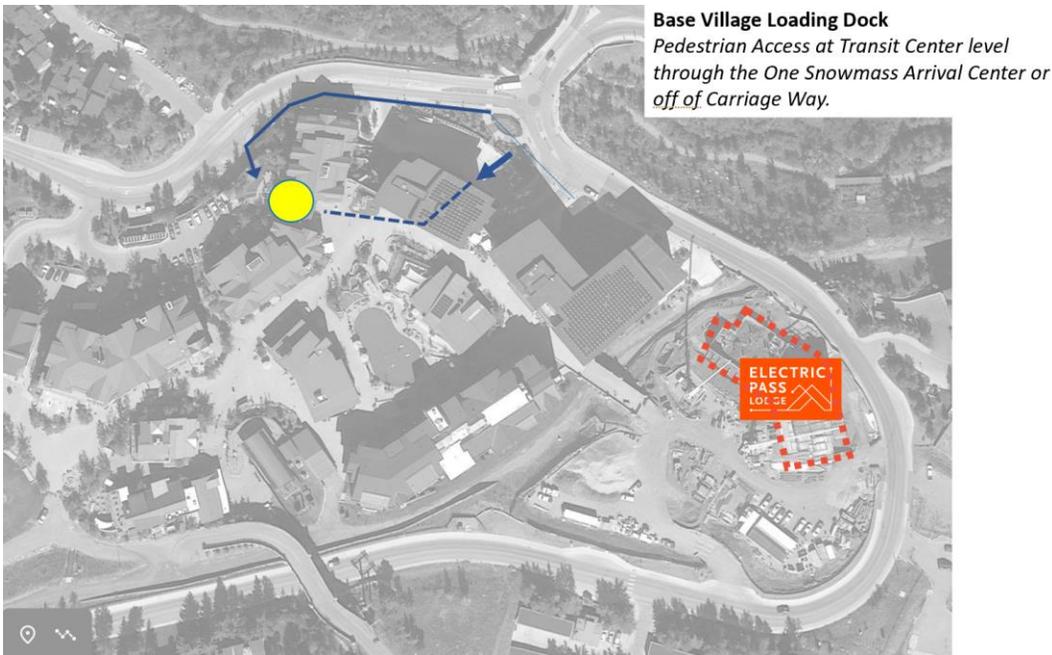
Will there be charging stations available to charge my electric vehicle? The garage features two dual charging stations with connections to charge four vehicles. One station serving two spaces is reserved for the car share vehicles. The other station serving two spaces is shared and available for owners and guests on a first-come first-served basis. Vehicles may only park in the shared electric vehicle charging station spaces while charging. If all other spaces are occupied, non-electric vehicles may park in the shared electric vehicle charging spaces if they are available. Initially, there will be no cost to charge outside of your HOA dues, but the HOA board may decide to change this policy at some point. In order to use the charging stations you will need the ChargePoint app.

Where can my visitors park? The Electric Pass Lodge HOA Manager will have the ability to manage capacity within the building's garage and will be able to issue guest access, subject to anticipated availability and as they see fit. Two parking spaces within the Electric Pass Lodge garage will be marked as visitor spaces for which access can be granted when the garage is not approaching capacity. Those spaces and any other excess capacity can be utilized by visitors granted access by the HOA Manager. However, those spaces can be utilized by overnight Electric Pass Lodge occupants when needed. Practically speaking, a day visitor is able to utilize the commercial parking zones within the main Base Village parking structure (no overnight parking is permitted in these zones), the short-term surface lots (subject to applicable and posted restrictions), or public transportation to the Base Village transit center, just as all other visitors to Base Village would do.

Deliveries

The postal service does not deliver mail to physical addresses in Snowmass Village. To receive mail, Owners can obtain a post office box at the Snowmass Village Post Office branch— located at 0016 Kearns Road Snowmass Village, CO 81615.

FedEx and UPS packages should be directed to the main Base Village loading dock at 84 Carriage Way, Attn: Electric Pass Lodge #xxx, Snowmass Village, CO 81615. This is behind the One Snowmass arrival center near the intersection of Wood Road and Carriage Way. If you are part of the SML Homecare or Rental Management Programs, all FedEx and UPS deliveries will be delivered to your unit. For those not on an SML program, you will be notified that a package is waiting for you, and you can pick it up at the loading dock. It is your responsibility to pick up your items from there and transport them to your unit within three days of their arrival.



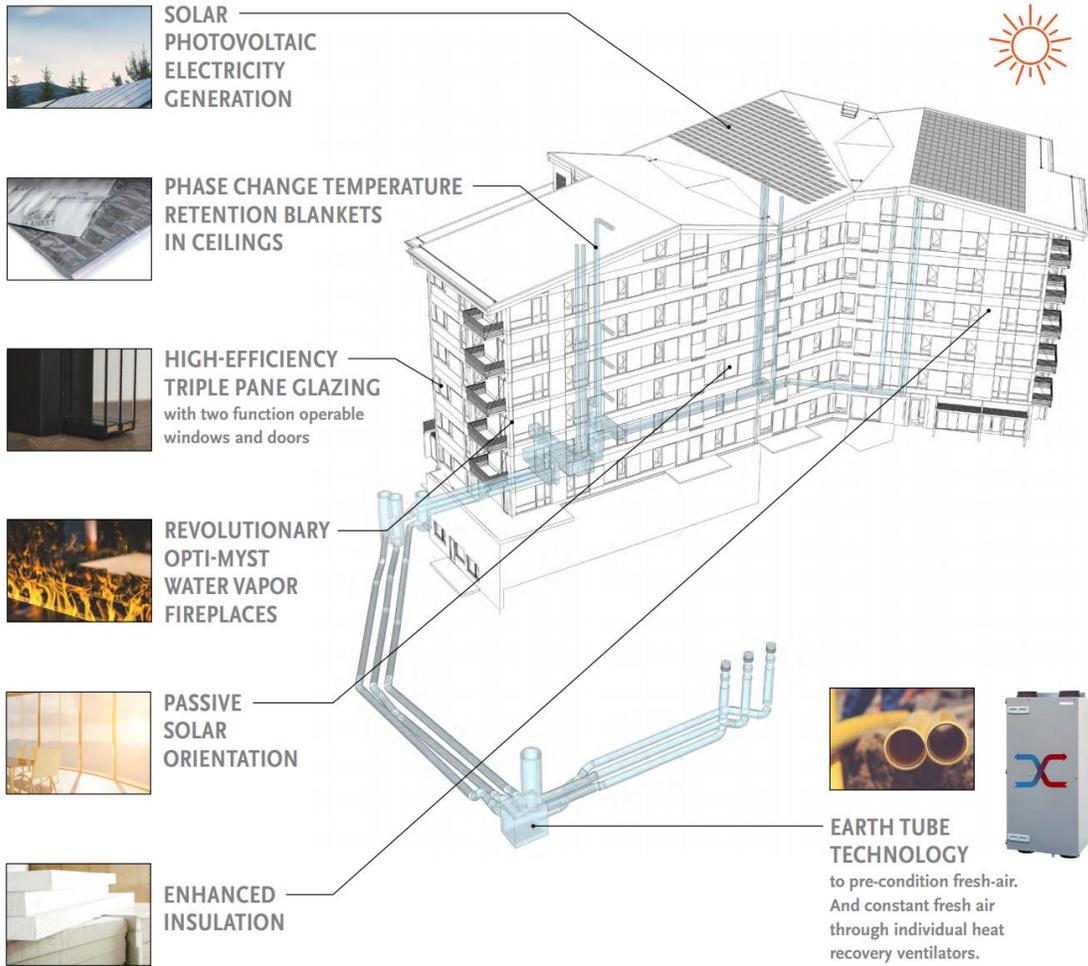
Wellness and Sustainability

Electric Pass Lodge has been thoughtfully designed with the environment and your health top-of-mind, offering instant access to a vast mountain playground, fresh mountain air, exceptional indoor quality, and lots of natural light, all while contributing no ongoing carbon footprint.

- The first step in this approach was to minimize the amount of energy required to power the building. This includes the incorporation of triple pane windows, robust insulation, phase-change material in the ceilings that retains and releases heat, and a mechanical system that utilizes passive cooling through heat recovery ventilators (HRVs) and that pre-heats (or pre-cools) incoming fresh air through earth tubes.
- The next step was to power the whole building with nothing but electricity.¹
- Heating within each residence is provided via electric baseboard heating units located in the living room and in each bedroom.
- Electric Pass Lodge utilizes a passive cooling system. Here's how that works. To start with, your residence has the robust envelope described above in order to reduce heat gain and improve indoor thermal comfort with no energy consumption. Each residence also has expansive operable windows and ceiling fans to pull in and circulate fresh cool mountain air, particularly on crisp cool summer mornings and evenings. Additional cooling needs are met through the HRV, which pulls in pre-conditioned outside air from the building's earth tube infrastructure rather than air that has been chilled by refrigerant supplied air conditioner.
- The indoor air quality is also automatically improved by the elimination of any natural gas. Natural gas appliances and heating devices generate a variety of air pollutants that are avoided with clean, renewable electricity. In addition, each residence is 100% naturally ventilated through its HRV. This means there is no re-circulation of indoor air within the residence. While we encourage occupants to take advantage of the large operable windows, the HRV is working around the clock to constantly bring in fresh pre-tempered outside air and exhale stale air even when the windows are shut.
- The final step is to source all of this electricity from a combination of a rooftop solar array and off-site renewable sources provided through Holy Cross's network (the local utility cooperative). While Electric Pass Lodge will be specifically purchasing renewable electricity, Holy Cross recently announced that it is ahead of schedule on its plan to source 70% of all its electricity from renewable sources and has now set a new goal for its entire network to be 100% renewable powered by 2030. At that point, all electric buildings within the Holy Cross network will effectively become "Net Zero" carbon.

¹ Note: The Electric Pass Lodge building is powered solely by electricity. However, the adjacent Village Pool and pool deck are powered by natural gas and the mechanical rooms serving them are housed within the Electric Pass Lodge parking garage.

GETTING TO KNOW ELECTRIC PASS LODGE

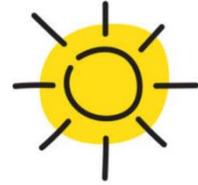


Residence User Guide

Because your home has been designed for maximum efficiency, here are some tips for optimal performance:

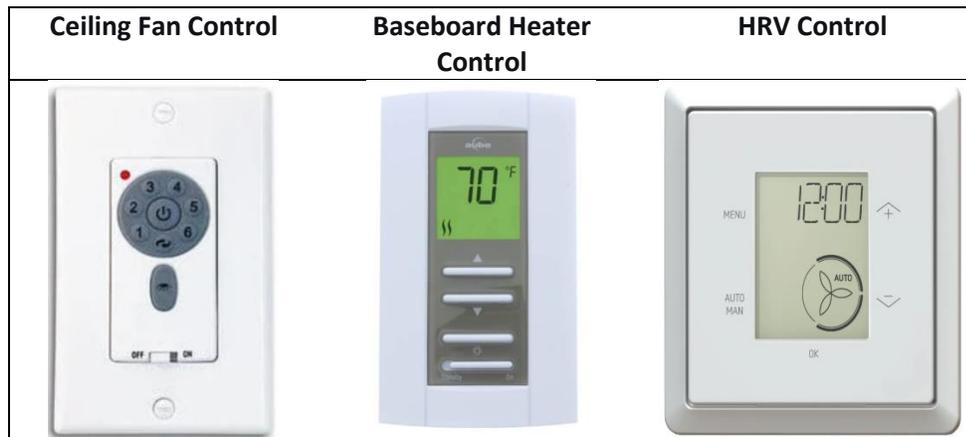
SUMMER

- Enhanced insulation and triple-pane windows keep the warm air out.
- On particularly hot days, we recommend that you close your window shades when you are out during the day to help avoid unnecessary solar heat gain.
- During the warmest part of day, turn on your ceiling fans for a breeze. Keep your windows closed; your HRV system will constantly be circulating fresh, filtered air.
- Open your windows in the evenings and at night to bring in cool mountain air.
- Additional cooling needs are met through the HRV, which pulls in pre-conditioned outside air from the building's earth tube infrastructure rather than air that has been chilled by refrigerant supplied air conditioner.



WINTER

- Enhanced insulation and triple-pane windows keep more heat inside on cold days.
- In the winter, we recommend that you keep window shades open when you are out during the day to maximize solar heat gain.
- There is no need to open windows for ventilation. Keep your windows closed; your HRV system will constantly be bringing in, warming to room temperature, and then circulating fresh, filtered air.
- Baseboard heating units in the living area and bedrooms and a heated floor in the primary bathroom bring warmth to each room individually and as needed.

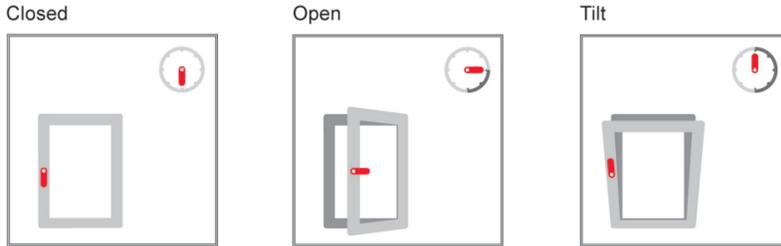


GETTING TO KNOW ELECTRIC PASS LODGE



Windows and Doors. Electric Pass Lodge features super-insulated triple pane tilt-turn windows and tilt-glide doors. The operable windows offer two different opening options - rotate the handle 90 degrees and it remains fixed at the side to swing open like a door, or rotate the handle 180 degrees and it remains fixed at the base to tilt inward like a hopper window. The sliding doors also offer two different opening options - rotate the handle 90 degrees and it tilts inward like a hopper window, or rotate the handle 180 degrees and it pulls out to glide open like a door. *Note: Because of the weight of the frames and the glass, we recommend using two hands to open and close windows and doors.*

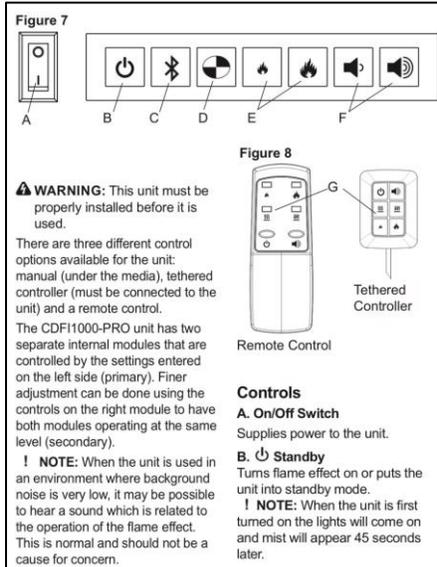
Window Operation:



Tilt-Glide Door Operation:

Handle position	Sash position	Meaning
		Sash in closed position.
		Sash in sliding position.
		Sash in tilted position.

Fireplace. Electric Pass Lodge residences feature revolutionary Opti-myst fireplaces. These electric units use mist and light to create life-like illusion of flames and smoke, and include a separate fan-forced element that can be used as a supplemental heat source. The fireplace is controlled by a remote. The power button in the lower left turns the fixture on. The row above turns on and off heat, and the top row adjusts the size of the flame. Please know that it can take up to one minute after you've pushed the power button for the flame to appear.



Induction Cooktop. Your Bosch induction cooktop boasts increased efficiency, precise temperature control, and faster heating. The control panel is intuitive and easy to use. To start cooking, simply turn on the cooktop by touching the ① symbol, then select the burner and the heat level you want. Note: induction cooktops require induction-compatible cookware. If no pan is placed on the selected heating element, or if the pot/pan is made of unsuitable material or is not the correct size, the power level displayed on the element indicator will flash. Place a suitable pan on the element to stop the flashing and use the cooktop.

Kitchen Hood. Your Bosch hood sits within the cabinetry when not in use. To operate, you must pull the hood out and then you can set your desired speed.

Primary Bathroom: In-Floor Heat. The primary bathroom includes electric in-floor heat. The thermostat to program and control this is pictured here. Please note that it can take some time to reach the programmed temperature so please avoid large increases if you don't feel an immediate change.



GETTING TO KNOW ELECTRIC PASS LODGE



Bathroom Exhaust Fans. The bathroom exhaust fans are served by a switch that automatically starts a 10 minute cycle. When pressed it will immediately return to the original position, but it will turn on and will run quietly. Please avoid continually pressing the switch to change it's position.



Low Flow Fixtures. In order to conserve water use, Electric Pass Lodge has low-flow plumbing fixtures. Please be considerate and not to flush trash, disposable wipes, excessive amounts of toilet paper, etc.

Water Heater. Each residence has its own water heater, located above the washer/dryer.

Heat Recovery Ventilator (HRV). Each residence has an HRV located above the ceiling. This provides natural ventilation and passive cooling. The HOA is responsible for periodic filter changes.

Water Shut-Off. The water shut-off valve is generally located in an access panel above the shower, but the location varies per residence. You can familiarize yourself with the water shut-off location, but in case of a leak please call Snowmass Mountain Lodging immediately so that the HOA can respond right away - 970-924-6000.

Trash and Recycling. A trash and recycling room is located in the parking garage adjacent to the garage entrance/exit. Owners and guests are responsible for taking trash to this room.

Pet Policy. Residents at Electric Pass Lodge are allowed to have two pets in their residence. No pets are permitted in the amenity areas, including but not limited to the lounge, courtyard, focus rooms, ski locker room, or pool area. There will initially be no restrictions imposed by the HOA on renters having pets; each owner who rents their residence may determine if they would like to allow pets. Please note; pets are not permitted by renters in residences within the Snowmass Mountain Lodging rental program. There are no restrictions on breeds, but all pets must be safe, and their presence cannot create a nuisance to other residents. Of course, you must follow all HOA rules and regulations regarding pets and be diligent about picking up after your pet. Please note that HOA rules and regulations regarding pets are subject to change.

Which television, internet, and phone services will be available? Internet and cable services are available from Xfinity and provided to each residence as part of the HOA dues. Owners can upgrade the channel package for your residence by reaching out to Xfinity directly.

GETTING TO KNOW ELECTRIC PASS LODGE



Important Contacts

Here are some important resources and contacts to keep on hand:

Owner Manuals	Provided via USB
Warranty Items	Report via email to Lisa Pipe: lpipe@ewpartners.com
Electric Pass Lodge Owners Association	<p>The Electric Pass Lodge Owners Association is responsible for administering the affairs of the common elements of the residences. The Association determines community standards, sets its annual budget, and maintains reserves for the maintenance of common elements. All owners and guests have an obligation to abide by the governing documents. A comprehensive set of HOA documents can be found on the Governing Documents tab of the HOA website</p> <p>https://www.electricpasslodgethoa.com/ Login: owner Password: eplowner</p> <p>Note: if you plan on making any modifications to your residence, please remember that the Rules & Regulations require board approval and contain requirements related to construction activities. Some modifications may also require a building permit from the Town of Snowmass Village. Please be sure to review this document when planning a project.</p>
Electric Pass Lodge Owners Association Manager	<p>Snowmass Mountain Lodging Attn: Cameron Murray: cmurray@eastwest.com</p> <p>This should be your primary contact for all operational questions and concerns related to common elements, parking, trash, utilities, moving and deliveries, residence modifications, etc.</p> <p>If you notice something that you think needs immediate attention, please call Snowmass Mountain Lodging, right away - 970-924-6000.</p>