



AURA

FREQUENTLY ASKED QUESTIONS



Welcome to Aura

We are thrilled that you are interested in purchasing a residence at Aura, the newest and most exclusive residential collection in the vibrant, new Snowmass Base Village. Out your door you'll find world-class skiing, endless hiking, and Gold Level mountain biking in the vast playground of Snowmass Resort. Steps away, Aura offers easy access to the amenities, dining, entertainment, shopping, events and activities of the Base Village core. Aura's twenty-one slope-side residences feature spacious, flexible 4- and 5-bedroom floor plans with expansive mountain views and seamless outdoor/indoor living.

Purchasing a resort property often comes with many questions and legal documents. This Frequently Asked Questions packet attempts to address the common questions future homeowners may have and summarizes the pertinent legal documents in an easy-to-understand format. We have included information on the Aura property, the developer, the owner associations and more.

While this document is fairly comprehensive, it is not all-encompassing, so we highly recommend that you or your legal representative read all of the source legal documents yourselves to ensure a complete understanding. You should also feel free to contact your local real estate agent or me with any questions. We want you to be fully comfortable with your purchase.

Sincerely,

Ellen McCready
Project Manager – Snowmass
East West Partners
emccready@ewpartners.com

AURA



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What is Aura?

Aura's twenty-one exquisite residences are nestled slope-side above the Viceroy Snowmass on Wood Road. Flanked by the vast playground of Snowmass Resort and the new Base Village, Aura's location is private yet offers a profound connection to nature and all the mountain activities that make Snowmass sought after.

Aura's design was crafted by two Colorado-based firms: 4240 Architecture, the architect for Electric Pass Lodge and One Snowmass in Base Village, and River + Lime, an interior design firm that specializes in luxury mountain resort properties. The exterior architecture reflects a modern alpine chalet inspired aesthetic, complete with signature outdoor planters. Aura marries the privacy, space and feel of single-family living with the hassle-free amenities, services and lock-and-leave convenience of a luxury residential building. Designed as through-residences with direct, private elevator access, the building will have no common corridors on the residential levels. Each residence has its own "garage in a garage," providing a private, secure garage like you would find in a single-family home. Each garage has room for two cars and some private gear storage, depending upon the size of the vehicles parked.

Aura's guiding design principles set it apart from other real estate offerings in Aspen Snowmass: healthy living and respect for the environment combined with luxury. Aura's mass timber structure dramatically lowers the building's embodied carbon footprint and contributes to its biophilic design – which promotes mental well-being. The building itself is all-electric and will be powered completely from renewable resources through Holy Cross's PuRE program, resulting in zero ongoing carbon emissions. There are a few "carbon splurges" in the site work elements, including gas powered fire pits, spa pools and snowmelt, but the building itself is set up to be net zero. Aura is truly an innovative, next-generation luxury living experience.

"We set out to design not only a contemporary Scandinavian-inspired alpine lodge, but the most sustainable, all-electric condominium building in the Colorado Mountains. Electric Pass Lodge will set a new standard for the future of building design in Snowmass and hopefully for ski resorts across North America."

CHRISTIAN BARLOCK, 4240 ARCHITECTURE

"This next-generation of mountain architecture is not only designed to stand the test of time, but to prioritize comfort and wellness—bringing the human side of design forward to promote a culture of sustainability."

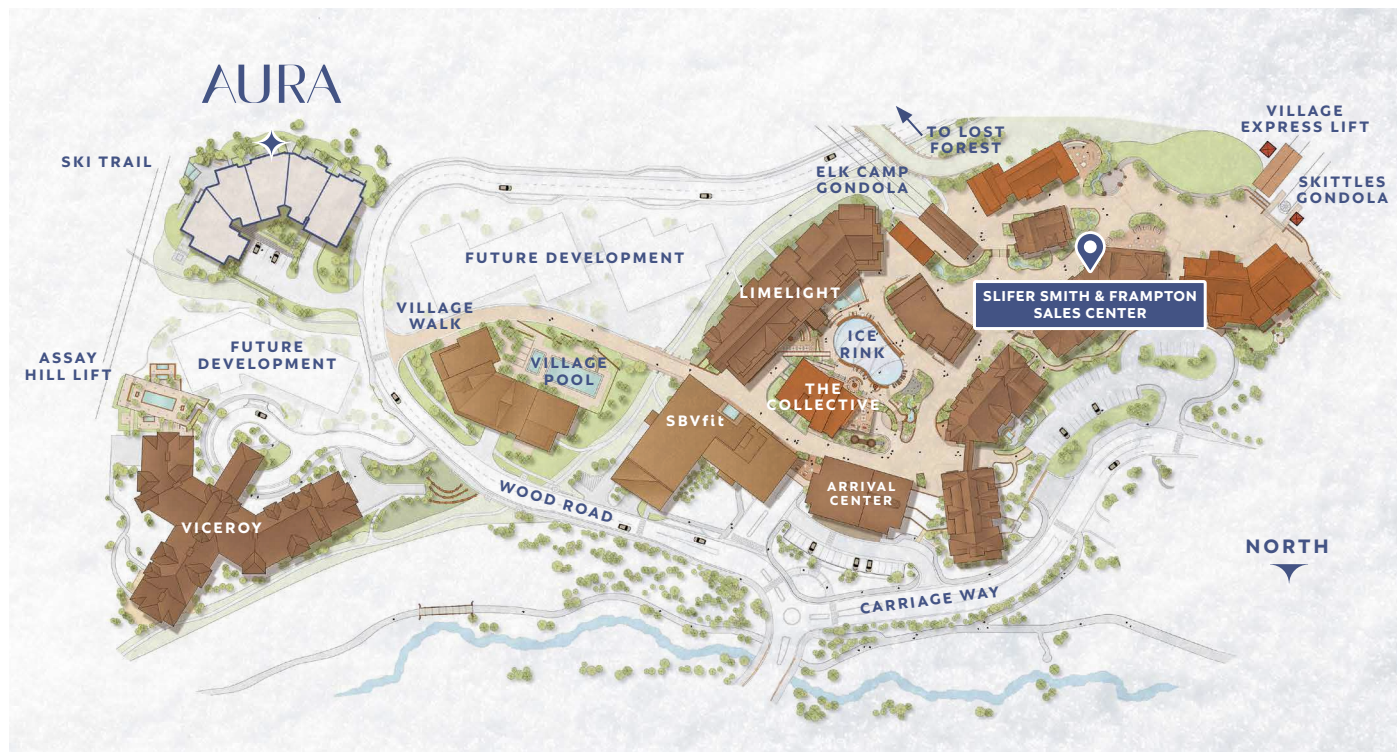
IAN WILSON, 4240 ARCHITECTURE



PROPERTY OVERVIEW

Where is Aura?

Aura is located slope-side on the Assay Hill ski trail, just south of the Viceroy Snowmass and directly across Wood Road from the core of Snowmass Base Village. It is bounded by the Snowmass ski area to the south and east, the Viceroy to the north, and Wood Road/Village Core to the west.



What sizes are the residences?

Aura includes 21 whole ownership 4-bedroom/flex and 5-bedroom/flex residences, ranging in size from approximately 2,500 sq. ft. to more than 2,950 sq. ft. utilizing the “architectural method” of measurement. Please keep in mind that condominium map will utilize the “air space measurement method”, which will be slightly smaller. Please refer to the Purchase and Sale Agreement for additional details. The “flex” term means that one of the rooms in each residence is designed to be able to be set up as a bedroom, office, media lounge or other potential use personal to the owner. For example, a 4-bedroom/flex could be set up as a 4-bedroom or a 3-bedroom plus a media lounge.

What amenities are offered at Aura?

Aura features a collection of on-site amenities and Village experiences that make living a full mountain life easy. Perhaps the best amenity of all is Aura’s direct connection to Snowmass Resort, with world-class skiing, endless hiking, Gold Level biking, and the acclaimed Lost Forest adventure park. A full-service medical clinic, and the Base Village ice skating rink/summer events lawn are just a short stroll away. The newly completed core of Base Village also includes access to shops, restaurants, The Collective community center, a massive climbing wall and a wide range of events/activities.

Aura’s exclusive private amenities, combined with access to SBV private residential amenities, offer places and services that let you and your family relax, socialize and gear up for all the day’s adventures:

AURA LOUNGE: An indoor/outdoor social gathering spot...think wine, cheese, hot chocolate, and board games with family and friends. It is a place that we hope lifelong connections between Aura owner families are made.

PROPERTY OVERVIEW

GROTTO: A private outdoor oasis extending directly from the Aura Lounge, located just off the Assay Hill ski trail, features relaxing spa pools, water and fire features and comfortable seating clusters.

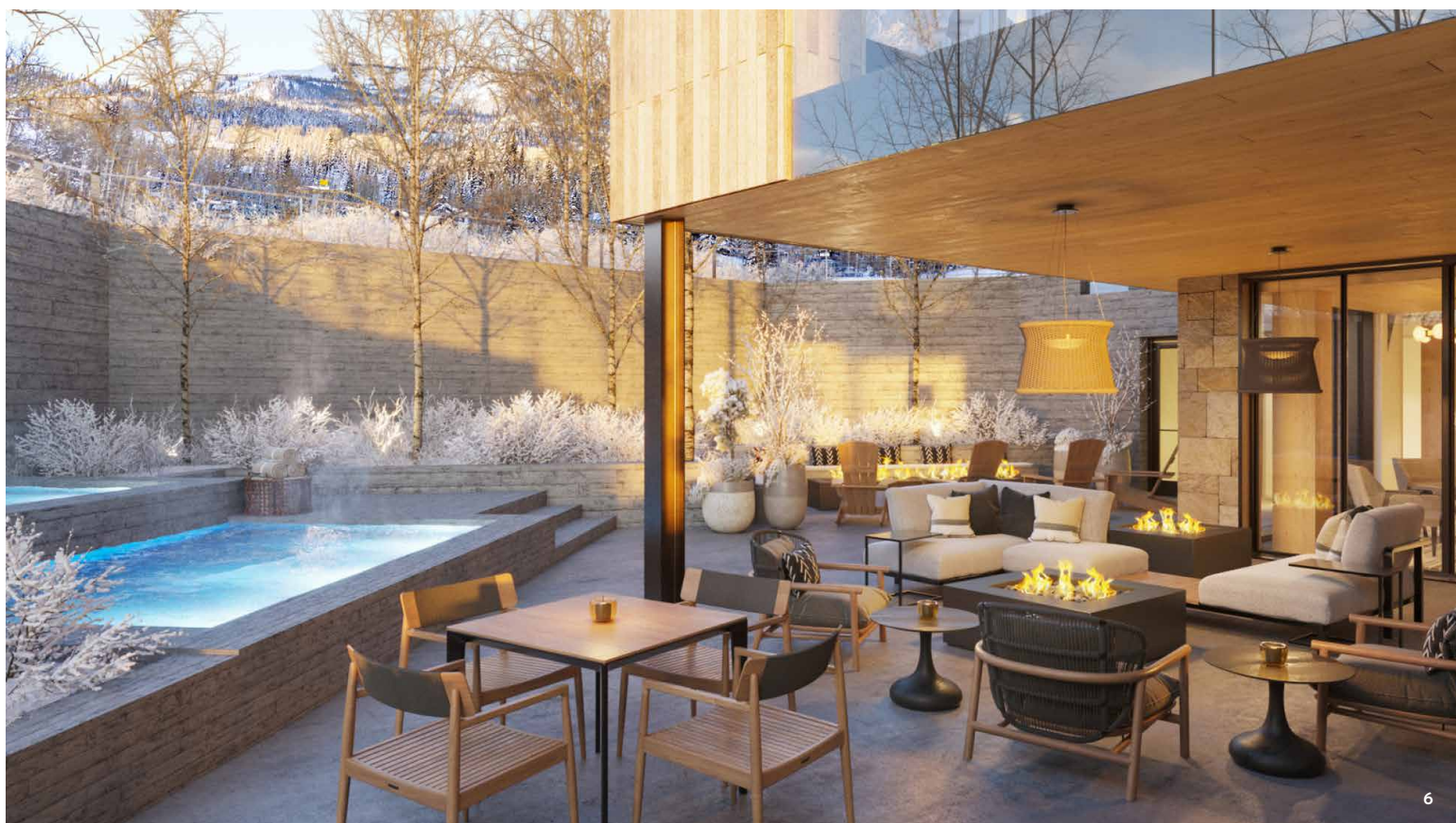
SKI LOCKERS & STORAGE: No more schlepping of all your ski gear. Make the start and finish of your ski day simple and convenient. Dedicated lockers for each residence have boot dryer racks for eight boots and shelf space for a few additional boots and/or other gear like helmets, goggles, gloves, etc. In addition to the lockers, each residence will also be assigned its own dedicated rack to store skis, poles and boards in an adjacent gear storage room. The ski lockers and gear storage room are located adjacent to the Aura Lounge and just steps from Assay Hill ski run, providing maximum convenience.

BIKE STORAGE: The gear storage room is anticipated to convert into a bike room in the summer, providing racks and easy access to Snowmass' bike trail system. Details of how summer bike storage will be allocated and administered will be determined by the homeowners association based upon demand.

GARAGE IN GARAGE: Envision the type of private and secure garage you'd find in a single-family home, but located within Aura's subterranean garage. Space for two cars and, depending upon vehicle size, for room for additional private gear storage.

DIRECT ELEVATOR ACCESS: A powerful arrival statement, enter your home from a secure elevator, programmed for access control, directly from the garage and lounge levels.

FITNESS GALORE: A convenient work out space is located adjacent to the Aura Lounge with windows overlooking the Grotto. In addition, when in residence, Aura owners and their guests/renters will have access to the expansive SBVfit Fitness Center located in One Snowmass (just across Wood Road), which is also home to the King Yoga Studio.



PROPERTY OVERVIEW

SWIM: Those in residence at Aura will have access to the Village Pool, located directly across Wood Road at Electric Pass Lodge, featuring a 25-yard saltwater lap pool, a waterslide for the kids, a spa pool and an expansive lounging deck. This is a place where Aura families can mix and mingle with other residential owners in Base Village. Seasons and hours of operation for the Village Pool will be subject to the discretion of the pool owner.

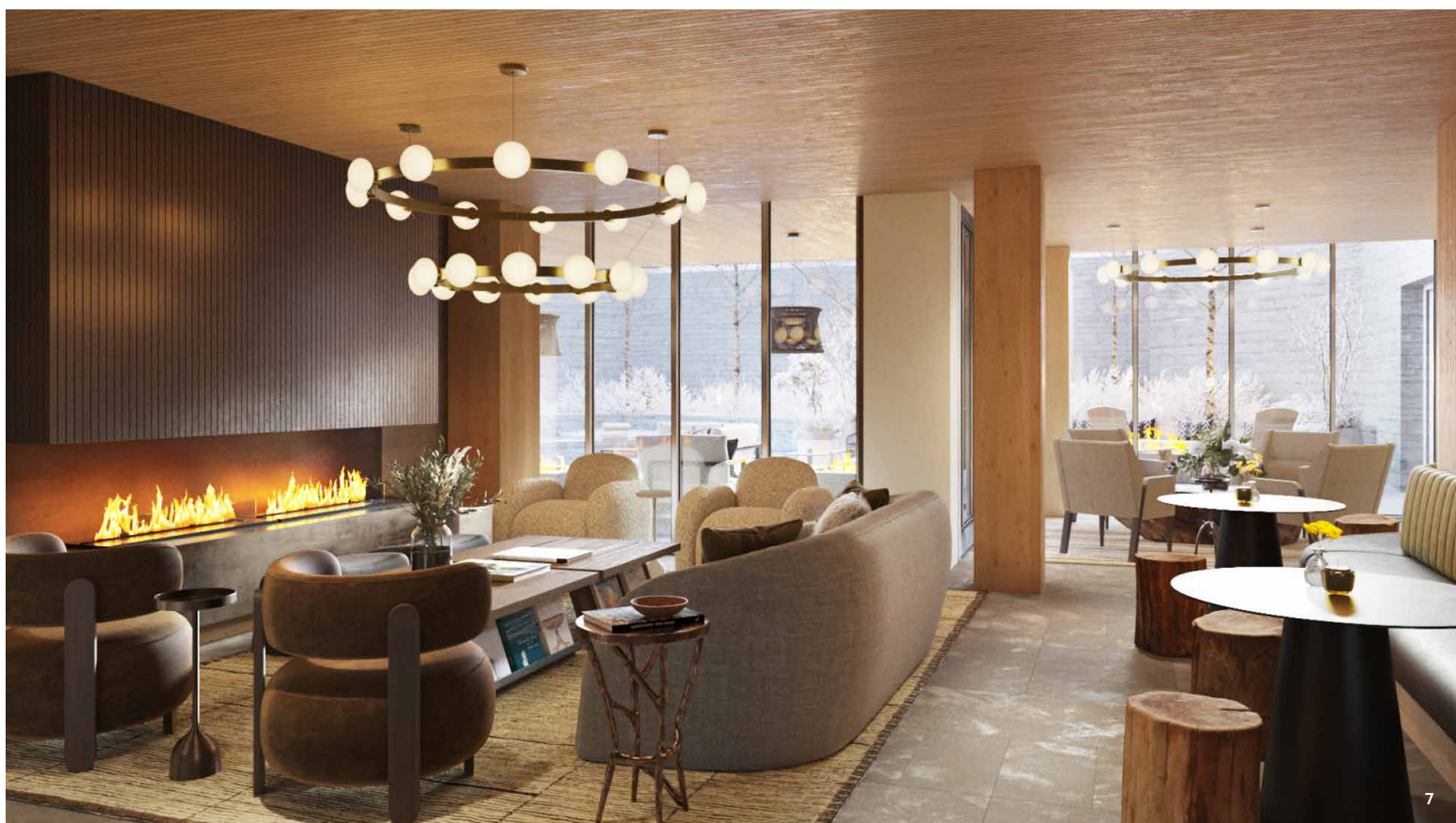
LUGE SHUTTLE: Want to start or end your ski day in the Village Core? Aura's private cart shuttle service (similar to the cart shuttle at the Viceroy) will whisk your tribe and their gear to and from Base Village. Rides will need to be scheduled with reasonable lead times. Seasons and hours of operation of the Aura Luge Shuttle will be determined by the Aura homeowners association. Luge cart transportation may be limited or unavailable while Village Lane is closed for construction of Buildings 10A and 10B.

ON-SITE CONCIERGE: An attentive concierge staff will be on-site to help you enjoy Snowmass life to its fullest without stress and hassles. The on-site concierge may be staffed seasonally but will be backed up by the broader Snowmass Mountain Lodging Team located in the Village Core.

PROPERTY MANAGEMENT: Full-service maintenance, housekeeping, grocery delivery/stocking, transportation and more is available with a separate agreement with Snowmass Mountain Lodging.

Who is the developer of Aura?

Aura is being developed by SV Building 12 Development, LLC, which is wholly-owned by Snowmass Ventures. Snowmass Ventures is the master development entity for Snowmass Base Village. The three partners of Snowmass Ventures are East West Partners, Aspen Skiing Company and KSL Capital Partners. All three groups are headquartered in Colorado, have worked together for many years and have unparalleled ski industry and resort development experience. East West Partners manages the development of all Snowmass Ventures' projects, including Aura.



What do you mean when you say Aura is focused on healthy living?

From the very start of project conception, Aura has been thoughtfully designed with your health top-of-mind. Most importantly, its location lets you easily tap into the healthy, active Aspen/Snowmass lifestyle centered around the vast mountain playground out your door. You can effortlessly enjoy a wide variety of year-round activities to keep you physically and mentally fit without ever getting into a car. Choose from skiing, skinning, hiking, climbing, biking, healthy dining, swimming, ice skating, climbing and yoga. In addition, the Aura residences feature the following healthy living elements:

BIOPHILIC DESIGN: A guiding design principle at Aura is to enhance the connectivity between occupants and the natural environment. This connection supports optimal mental well-being, mood and productivity, as well as reduced stress and fatigue. From a landscape design perspective it starts at the ground level but expands up the building with plantings covering lower green roof canopies, and rising up the façade and onto each balcony. Spacious terraces with landscaped planters blur the boundary between indoors and outdoors, and bring vegetation and greenery right to your residence. Large operable windows offer stunning expansive mountain views and allow natural light to flow deep into the interior spaces. Residences receive abundant fresh air through both operable windows and continuous fresh airflow systems dedicated to each residence. Lastly, the exposed mass timber structure brings natural warmth into the interior of the residences themselves.

PRISTINE INDOOR AIR QUALITY: A hallmark of life at Aura is its excellent indoor air quality. Sadly, in many traditional homes the indoor air quality is worse than smoggy days in a city, due to off-gassing of toxic materials, recirculating dusty air and the burning of gas within the home. As a building pursuing LEED certification, Aura uses only non-toxic materials in the residences – which means no harmful off-gassing of volatile organic compounds. Its all-electric design means no gas burning in the homes – which some studies show is a major contributor to childhood asthma. In addition, each residence features its own dedicated continuous filtered fresh air ventilation system that does not re-circulate air within the residences or comingle air with other residences in the building.

DE-STRESSED LIVING: Collectively, thoughtful and convenient access to amenities and services, along with the healthy features of the homes themselves, have been designed to de-stress life, making it easier to enjoy your health and the people and activities that matter most.



Why is sustainability an important design principle at Aura and what are its sustainable elements?

It's important to all who live and play in Snowmass that our developments do their best to protect and preserve our winters and clean mountain air. These all-electric residences will be powered 100% by renewable energy sources, resulting in no on-going carbon footprint to help mitigate climate change. Some of the surrounding sitework elements (fire pits, spa pools and snowmelted driveways) will be gas powered and have a limited carbon footprint. Aura's natural mass timber structure is setting a new precedent in environmental stewardship in Aspen Snowmass by reducing the building's embodied carbon footprint from construction.



ALL-ELECTRIC RESIDENCES

Powered 100% by renewable energy, primarily through the Holy Cross PuRE program.



MASS TIMBER STRUCTURE

Lower carbon emissions during fabrication than steel/concrete. Provides carbon sequestration with sustainable forestry practices.



STATE-OF-THE-ART SYSTEMS

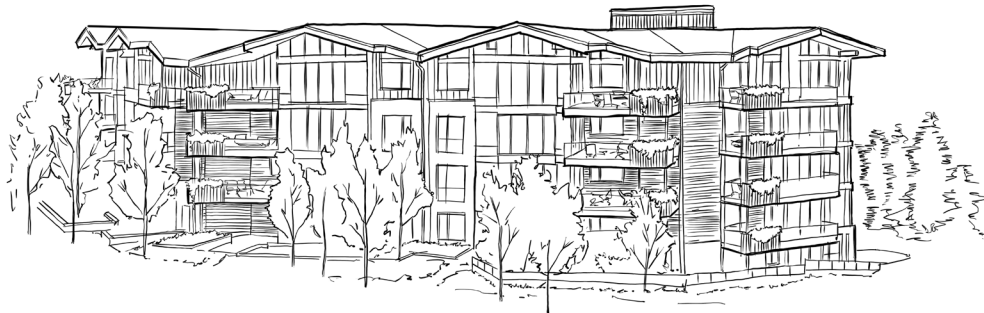
Utilizes leading technology such as heat recovery and continuous ventilation to create ultimate comfort and efficiency.



ROOFTOP SOLAR PANELS

Solar arrays on the Aura roof will provide some on-site renewable energy production.

RESPONSIBLE MOUNTAIN LIVING



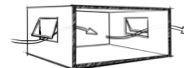
EFFICIENT BUILDING SHELL

Enhanced insulation to regulate temperature year-round while minimizing mechanical loads.



TRIPLE PANE WINDOWS

High-performing glazing in windows provides superior energy performance, supplies fresh air and optimal daylight.



CROSS VENTILATION

Through-building floor plans offer brilliant southern exposure and enable abundant natural air flow.



LEED GOLD

Targeting LEED Gold certification to join Snowmass Base Village, a LEED certified neighborhood.

Outside the building there are a few gas-powered carbon splurges, including spa pools, firepits and site snowmelt.

We've taken a holistic approach to sustainability at Aura, focusing on elements to reduce the building's on-going carbon footprint (carbon generated in the heating, cooling and powering of the building after construction) and its embodied carbon footprint (carbon generated to construct Aura).

1. NET ZERO CARBON OPERATING FOOTPRINT. Aura is designed to minimize the amount of energy required to power the building, while still providing maximum comfort and control. This includes the incorporation of high-performance triple pane windows, robust insulation, and a mechanical system that utilizes multiple strategies to enhance efficiency. With the combination of a rooftop solar array and a commitment to Holy Cross's PuRE power program for 100% renewable electricity, the building and the residences themselves should have a zero-carbon operating footprint. It is however important to note that certain sitework elements around the Aura building are powered by natural gas. These elements are the firepits and spa pools in the grotto and various snowmelted driveways and walkways. We consider these "carbon splurges" that are relatively small in the context of designing the entire building itself to be net zero.

While Aura will be specifically purchasing renewable electricity through the PuRE program, Holy Cross recently announced that it is ahead of schedule on its goal 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 without the need for the PuRE program.

2.REDUCED EMBODIED CARBON. In addition to the focus on the building’ ongoing carbon footprint, Aura’s design goes a step further in sustainability than any of the previously built Base Village buildings, reducing carbon emissions that result from the materials and construction of the building – commonly known in the industry as “embodied carbon”. This reduction is achieved primarily by utilizing a mass timber structure comprised of a cross-laminated timber panels for the floors and ceilings, supported by glulam beams and columns. Mass timber is a well-proven structural system that experiencing dramatic growth because it creates a warm and beautiful biophilic interior aesthetic, and has notable benefits:

LOWER CARBON MANUFACTURING: Manufacturing of mass timber requires significantly less carbon than traditional building structural materials like steel and concrete. Mass timber is also lighter so it uses less energy to transport and assemble.

CARBON SEQUESTRATION: Mass timber suppliers practice sustainable forestry. When a tree is cut down for use in a mass timber structure, that wood continues to hold within it the carbon it absorbed during its growth (a “carbon sink”). When harvested trees are replanted, the new trees begin absorbing additional carbon from the atmosphere and the carbon sequestration cycle begins anew.

BIOPHILIA: The exposed natural wood structure of mass timber contributes greatly to the warming, calming biophilic design of Aura.

Will Aura receive LEED Certification?

Aura will join the collection of other LEED certified buildings in Snowmass Base Village, which, as a whole, is a LEED certified neighborhood. The LEED rating and certification system is the industry standard for environmentally sustainable building. This process offers third-party verification that Aura has been designed and built using strategies aimed at reducing energy and water usage, promoting better indoor air quality and improving quality of life. Aura is pursuing a LEED Gold certification.



What are Aura's design details?

Aura marries the privacy, space and feel of single-level, single-family living with the amenities and services of a luxury residential building. Spacious four- and five-bedroom flex floor plans cater to full-time or second-home mountain life. Inspired by modern alpine chalets, Aura's unapparelled style is defined by seamless outdoor/indoor living, stunning up-mountain and down-valley views, spectacular living spaces and an architecturally stunning mass timber structure.

Are there different fixed finish options for the residences?

Aura was designed with two fixed finish packages: Alpine and Contemporary Finish Palettes. These are fully detailed in the Residence Finish Books. Each package provides elegant finishes warmed by the stunning aesthetic of a mass timber structure. Owners who buy early enough will have an opportunity to select their finish package to suit their personal tastes. At a later date, the finish package will be selected for each unsold residence by the developer. Descriptions of each finish palette are below:

CONTEMPORARY FINISH PALETTE: This refined interior palette offers a cohesive, contemporary design approach. The cool gray, textural stone and tile are a beautiful contrast to the exposed wood. The material palette consists of dark, rift sawn white oak millwork with silver metal hardware and decorative lighting.

ALPINE FINISH PALETTE: A layering of warm, textural interior materials creates a more classic mountain modern design approach. Character-grade white oak millwork and dark bronze and black metal finishes work in harmony with the light, creamy tones of the tile and stone selections, as well as the warm wood structure.

Can I mix and match the fixed finishes?

You may select different packages for different rooms. For example, you may select an Alpine Great Room and a Contemporary Primary Bathroom. However, you may not mix finishes across the packages within a specific room.



How can I personalize my residence?

For buyers who purchase early on, we have created a group of Optional Enhancements that you may select when you select your finish palette. These are fully detailed in the Optional Enhancements Finish Book.

Can I buy my residence furnished?

Aura residences are sold unfurnished. Each home is designed to be a stunning canvas that the owner can fill with art, furnishings and finishing touches that are personalized to their specific style and taste. We do work with a number of very talented interior designers and would be happy to connect you with them to help furnish your home.

What are the ceiling heights?

Ceiling heights in main living areas and bedrooms are approximately 10'. In some areas and some rooms the height is lower. On the upper floor, some ceilings are vaulted while other rooms vary with lower beams, ceilings and soffits. Please request a copy of the reflected ceiling plan to see the exact designed heights in a specific residence.

Can you describe the heating and cooling system?

A robust building envelope with highly insulated walls and triple pane windows mitigate heat loss during the winter and heat gain during the summer. This means your mechanical system doesn't have to work hard and you stay more comfortable year-round. The residential mechanical system is comprised of a series of heat pumps and electric boilers. Heating and cooling are provided through hydronic trench convectors located in the floor around the perimeter of each room. Constant fresh air is circulated through a heat recovery ventilator (HRV) located within each residence. The HRV pre-cools / pre-heats the incoming air by using the temperature of the residence's outgoing air. Hot water is provided through a central building domestic hot water system that also features a heat exchanger which pulls temperature from outgoing wastewater.



STORAGE

Where can I store my skis and boots?

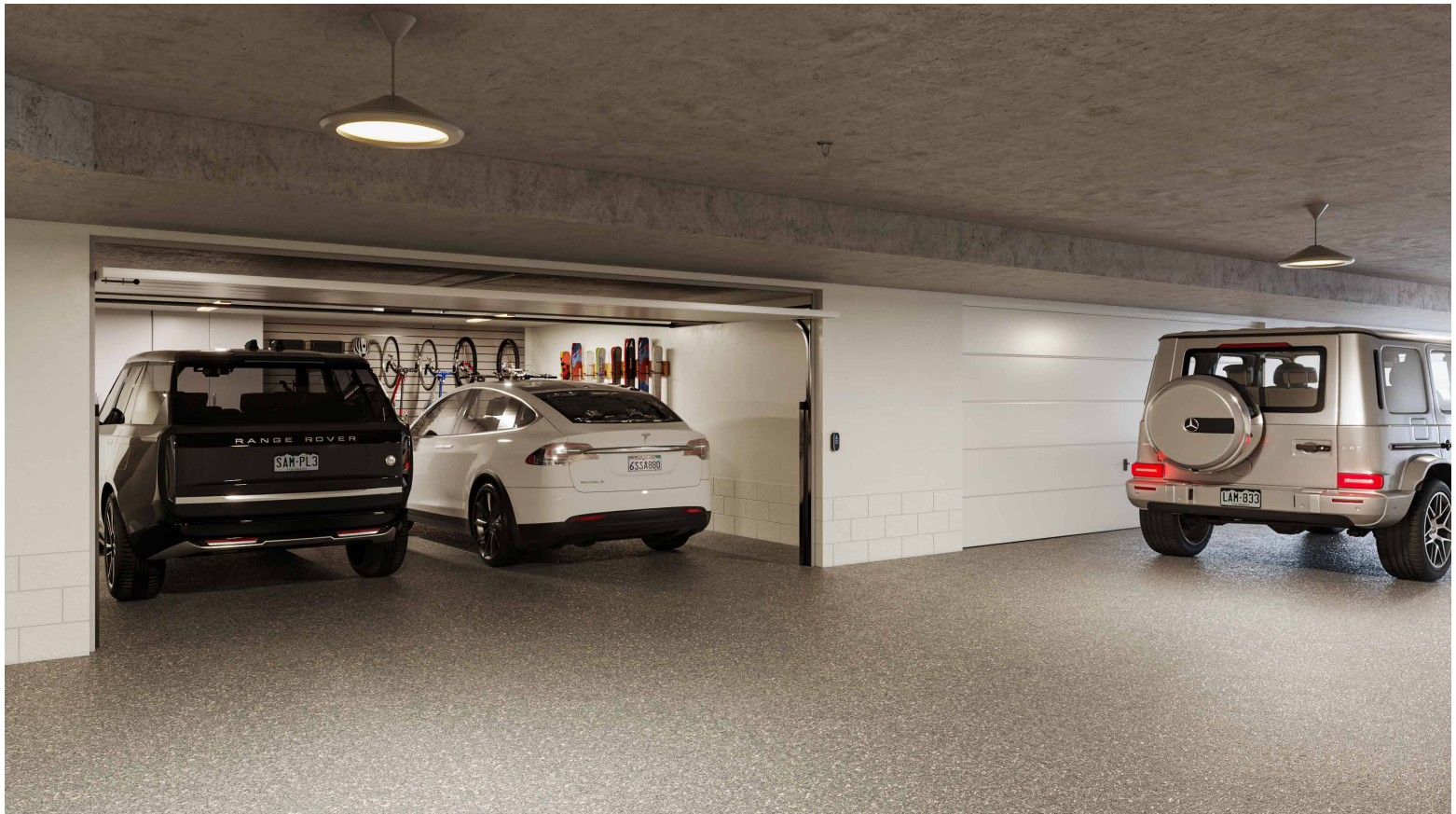
Each residence comes with a dedicated secure ski locker for boots and gear in the Aura lounge, which connects directly to the Assay Hill ski trail. The ski locker contains boot dryers for eight pairs of boots and room for additional boots and/or other gear such as helmets, goggles, and gloves. Each residence also comes with a dedicated ski rack in the adjacent ski storage room that are anticipated to hold up to twelve sets of skis and poles per residence. Exact capacity will be impacted by the type of skis or snowboards stored.

Is there bike storage?

In the summer, the ski rack area located in the ski storage room is contemplated to be converted to bike storage. The provision of bike storage within this room will be determined by the homeowner's association.

What about additional storage?

Additional storage is available in each residence's "garage within a garage". These private and secure garages function like a single-family home garage and include space for two cars plus additional outdoor gear or other types of storage needs, depending upon the size of vehicles parked in the garage.



TRANSPORTATION AND PARKING

Is there a shuttle between Aura and the Base Village Core?

Yes. The Aura homeowners association will provide and operate a "luge" shuttle (similar to the carts run by the Viceroy) between Aura and the Base Village Core for Aura owners and guests. The Aura luge's operating dates/hours and scheduling logistics will be determined by the homeowners association.

Are there transportation services beyond Base Village?

All Aura owners that are on-program with Snowmass Mountain Lodging, as well as their guests, will be offered complimentary transport to and from the Aspen/Pitkin County Airport. Transportation to/from downtown Aspen will be provided to owners that are on-program with Snowmass Mountain Lodging on a fee per ride basis, subject to availability. Aura is also just minutes away from the Base Village transit center located below One Snowmass West.

Where do I park?

Aura's private underground garage has two levels, with two separate entrances off of Wood Road. Each residence comes with a dedicated private and secure car parking garage within the subterranean garage. There are also guest parking stalls located on the surface auto court – the use of which will be administered by the homeowners association. Each owner or renter will have the right to park two cars in their dedicated garage while in residence. Owners who keep one vehicle in their garage when not in residence and rent their Unit will only be able to offer renters the ability to park one additional vehicle. Both the owner and renter vehicles must remain in that residence's dedicated garage. Offering renters only one parking spot may disadvantage rental of this home compared to other Aura homes that are offered for rent with two parking spots.

How do I get from the garage to my residence?

Three elevators provide access directly to each residence from the parking 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, the homeowners association property management personnel will be available to assist, provided reasonable notice is given.

How do owners and renters get into the garage?

Owners and guests will be able to be open the building's garage entry door and the door into their dedicated garage in the garage via some combination of transmitters, card readers, iPhone readers or keypads.

Is there short-term parking?

There are a limited number of short-term surface parking stalls directly in front of Aura in the auto court. The use of these stalls will be administered by the homeowners association.

Will there be charging stations available to charge my electric vehicle?

The auto court is anticipated to feature one charging station. Additionally, there is capacity for owners to add a charging station to their private garage, at their expense, if desired.

Where can my visitors park?

The Aura HOA Manager will have the ability to manage capacity within the building's garage and surface lot and will be able to issue guest passes as they see fit. Practically speaking, a visitor is able to utilize the commercial parking zones within the main Base Village parking structure, the valet parking offered in front of One Snowmass West, 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.

Where will guest check-in and drop off occur?

Airport transportation services can load and unload in the main auto court in front of the building. Aura will have a staffed in-building reception, subject to seasonality and operating hours. At times when Aura is not staffed some check-in functions may occur at the Base Village arrival center in One Snowmass West. We are also exploring offering functionality so that guests can check-in digitally and that the garage entrance be equipped with hardware such that Snowmass Mountain Lodging and other properly registered rental management companies can send their guests a code to enter the garage. It is expected that some guests will prefer to utilize in-person check-in. 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 Aura by a Snowmass Mountain Lodging representative, provided reasonable notice is given.

Can parking policies change?

Certain elements of parking and transportation policies at Aura are dictated by a Parking Management Plan that has been approved by the Town of Snowmass Village. Changing this plan requires Town approval. Other elements are dictated by the Aura homeowners association declaration. Additionally, the Aura HOA board will have the ability modify certain elements of how the garage is operated through changes to the Association's Rules & Regulations. We recommend reviewing the Parking Management Plan, Association Declaration and Association Rules & Regulations.

When will construction begin and how long will construction take?

Aura is targeted to commence construction in summer 2022 with an estimated 25-month construction duration. This would put substantial completion in summer 2024. Regular updates will be communicated throughout construction to keep buyers up to speed on progress.

How often will I be able to see my residence and the building during construction?

Each owner will have the opportunity to conduct a final orientation and completion walk-through scheduled prior to closing. However, due to safety protocol and construction sequencing there will be limited or no access to the building during most of the construction process. Please discuss any desired walk throughs with our owner liaison and sales agents.

PURCHASE DETAILS

When can I review the Purchase and Sale Agreement and the related documents?

Anytime. The Developer has created a Purchase and Sale Agreement form unique to Aura. To review, simply visit the Purchaser Documents page at www.AuraSnowmass.com or ask your agent for a copy of the document.

How much is the earnest money deposit?

The full amount of the earnest deposit is 20% of the purchase price. This amount will be credited toward the purchase price at closing.

When is the earnest money due?

The earnest money is due in accordance with the Purchase and Sale Agreement and will be paid to Land Title Guarantee Company. Please fully review the Purchase and Sale Agreement for additional details.

Is the earnest money refundable?

No, the earnest money deposit becomes nonrefundable once all Buyer contingencies, if any, have expired.

Who is handling closing and title insurance for Aura?

Land Title Guarantee Company will handle the closings.

May I finance my purchase at Aura?

Yes, however, the form Purchase and Sale Agreement does not include a contingency related to financing or any termination rights if financing cannot be secured. Please review the Purchase and Sale Agreement for additional details.

Who are the brokers representing Aura?

Slifer Smith & Frampton Real Estate is the listing brokerage for Aura representing the Seller, but we work with all cooperating brokers, so you are welcome to have your own representative.

How does closing work?

Owners will be notified of a closing date with reasonable lead time. At that time, all the final recorded versions of the governing documents will be provided, along with a final title commitment. Contract holders will be invited to schedule a residence walk-through (discussed in additional detail below) to identify any items that need to be corrected or completed. Every owner's situation will be different, and our closing team will do their very best to coordinate closings in an orderly fashion.

Will there be any other team members integral to the closing process?

Land Title Guarantee Company will make sure everything is executed properly and recorded, as needed. They will circulate executed copies of contracts and closing documents as needed. Additionally, Land Title will coordinate the closing process among the owner, the owner's broker and a lender (if appropriate). The Developer has an Owner Liaison who will assist with finish selections, construction updates, inspections, managing punch list repairs, etc.

What is the process if I find something wrong in my residence before closing?

You will be allowed to inspect your residence prior to closing in a walk-through with the Owner Liaison. You may bring in a licensed inspector for this process in order to ensure that you feel totally comfortable with your new home, and the inspector and the Owner Liaison can provide homeowner manuals and helpful hints about how to use things properly in your residence to ensure the long life of building systems and appliances. During your walk-through, we will create a punch list of items that need to be addressed. Any items that we agree are to be fixed will be completed as soon as possible, ideally prior to your closing. However, please understand that it is possible that we won't be able to complete some items if we can't get a part in time or there are delays from a service company. We will do our best. No escrow will be held back at closing for incomplete punch list items.

What is the process if I find something wrong in my residence after closing?

Even the highest-quality products and appliances have issues, or something may have been missed. If you notice something is not working properly, beyond normal maintenance issues, notify us and we'll do what we can to get things taken care of for you as soon as possible. The homeowner's warranty is for one year from substantial completion. For any warranty-covered issues, please coordinate with the Owner Liaison. Because this is a common interest community, you may find that things in common areas need attention during the warranty period as well. Any concerns with these items should be reported to the HOA manager, who can then reach out to the developer if the issue is not just maintenance.

PROPERTY MANAGEMENT & RENTAL

What will my address be and where will I get my mail?

Your physical address will be 180 Wood Road #xxx, Snowmass Village, CO 81615. FedEx and UPS are anticipated to deliver directly to the convenient in-building package room. To receive US Postal Service mail you will need to sign up for a PO Box at the Snowmass Village Post Office.

Are there restrictions on renting my residence?

Owners may only lease or rent their residence in accordance with the Aura Declaration and the Rules & Regulations, which preclude rentals less than thirty (30) days, unless it is a consecutive extension of a rental that was at least thirty (30) days long. If a renter stays less than 30 days Owners may not rent to a different party until the thirty day period has passed. In addition, the HOA Declaration states minimum requirements for third party rental agents. Please review the Declaration and Rules and Regulations if you are interested in renting your residence. It should be noted that the Town or HOA could elect to revise or impose new restrictions on rentals in the future.

Are there concierge services?

Snowmass Mountain Lodging (SML), as the HOA manager, will provide on-site concierge. Details of what services the concierge will provide are summarized in the services matrix on the next page:

Description	Included in HOA	Additional Cost through SML (RMA or Homecare)	Provided at Aura	Provided from SBV Village Core	Notes
Front Desk (Check-In)	◆		Prime Season Only 7:00a - 8:00p	Year-Round 24/7	Off-season and after hours at One Snowmass arrival center.
Bell Service	◆		Prime Season Only 7:00a - 8:00p	7:00a - 8:00p	Luggage assistance from car to residence. Staff will need to come up from One Snowmass arrival center during off-season. After hours assistance may be possible but is not guaranteed.
Concierge	◆		Prime Season Only 7:00a - 8:00p	7:00a - 8:00p	Limited to making reservations for local restaurants, tours, spas, rentals and ski school.
Packages & Deliveries	◆		Year Round 7:00a - 8:00p		UPS and FedEx deliveries come directly to Aura into the package room. Front desk staff will sort into package room slots and notify owner if they have a package. Charges may apply for excessive package deliveries and/or long hold times.
Luge Shuttle to/from Village Core	◆		Prime Season Only 7:00a - 8:00p		Upon request with reasonable lead time and subject to working around other rides scheduled.
Self-Serve Coffee & Snacks	◆		Prime Season Only 7:00a - 8:00p		Coffee, granola bars, candy, etc.
Après Ski	◆		Prime Season Only Select Days & Times		Beer, wine, hot chocolate and snacks; monitored self-serve.
Fitness	◆		Aura Fitness Year Round 24/7	SBVfit Year-Round 24/7	
Grotto Spa Pools	◆		Year Round Times TBD		Subject to maintenance closures.
Village Pool	◆			Year-Round 7:00a - 10:00p	Preliminary budget plans call for year-round operation. However, seasonal closures and or seasonal reductions in service may implemented.
Unit Maintenance		◆		Year-Round	Additional charges apply.
Unit Housekeeping		◆		Year-Round	Additional charges apply.
Trash Removal from Unit		◆		Year-Round	No additional charge beyond Homecare cost.
Snowmass Village Transportation		◆		Year-Round	No additional charge beyond Homecare cost.
Airport Transportation		◆		Year-Round	No additional charge beyond Homecare cost.
Local Aspen Transportation		◆		Year-Round	Additional charges apply
Grocery Stocking		◆		Prime Season Only	Additional charges apply.
Rental Management		◆		Year-Round	Part of RMA only; no rental on Homecare.
Car Share				Year-Round	Located adjacent to the One Snowmass arrival center; available to the public.

1) All offerings are subject to change.

2) Ultimately the HOA board will dictate what is provided by the HOA.

3) The HOA budget assumes that the on-site services can be provided by three full-time equivalent, seasonal positions.

Whether or not this is adequate depends upon the demand for services.

4) "Prime Season" is estimated to be during ski season and from June 15 thru September 15.

5) The availability of all services is subject to the availability of staff. Reasonable advanced notice may be required.

In addition to what the HOA provides are other services available?

Snowmass Mountain Lodging (SML), the initial HOA manager, also offers a rental management and homecare program to individual owners. Aura owners interested in such programs should inquire directly with Snowmass Mountain Lodging for the latest and greatest program offerings. Currently owners on program with SML have access to: concierge, bell service, housekeeping, maintenance, grocery stocking, regular home inspections, capital project management, move-in assistance, delivery assistance and full-service rental management. Contact Ian Douglas for more information: idouglas@eastwest.com.

Do I have to use Snowmass Mountain Lodging as my property manager?

No, Aura owners are free to hire their choice of property manager. However, there are certain logistical synergies to utilizing Snowmass Mountain Lodging since they are also the HOA Manager. Other than its duties as HOA manager, Snowmass Mountain Lodging has no obligation to provide any support to other property managers.

Will Aura be pet friendly?

Absolutely. The HOA rules allow for residents at Aura to have two pets. There will initially be no restrictions on renters having pets; each owner who rents their residence may determine if they would like to allow pets in their residence or not. There are no restrictions on breeds, but all pets must be safe, and their existence 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.

HOMEOWNERS ASSOCIATION

What is the HOA?

The HOA refers to the homeowners association for Aura. The terms HOA, Association and Homeowners Association are used synonymously throughout this document. All owners at Aura are automatically members of the HOA. The HOA is responsible for maintaining common elements, including the Aura Lounge, Grotto, garage drive aisles, exterior skin, foundation, structural systems, roof, elevators, back-of-house spaces and building-wide mechanical systems. The HOA also provides certain services as summarized in the services matrix (above).

How much are the HOA dues?

Current estimates indicate an average of approximately \$27.00 per square foot annually, including the Master Association and access to the Village Pool and SBV Fit amenities, which will be billed through the HOA. This amount includes an annual allocation to reserves for long-term repair and replacement of common elements. Please refer to the dues estimate for the specific residence you are interested in.

What will my HOA dues include?

HOA dues include the following: property insurance (but not internal residence contents – which owners need to purchase directly), HOA management, common area maintenance and engineering services, landscape maintenance, water, sewer, trash/recycling, basic phone, TV and internet, electrical service, heating and cooling and snow removal. The dues also include services described in the services matrix above.

Will the HOA access my residence?

The HOA will need to periodically access your residence to maintain the HRV equipment and will need to access your terrace to maintain the planters. These planters are an integral part of the biophilic design at Aura and you cannot modify the planters or the plantings within them without written approval from the HOA.

Which television, internet, and phone services will be available?

Voice, internet and phone services will be available from Xfinity and provided to each residence as part of the HOA dues. You will be able to upgrade the channel package for your residence by reaching out to the service provider directly.

Where do I dispose of trash?

A trash and recycling room is located in the parking garage at the west end of the building. Owners are responsible for taking their trash to this room.

What additional costs will I be responsible for as an owner?

In addition to the HOA dues, each homeowner is responsible for maintenance within their residence, property taxes and homeowner's insurance for furniture, art or any residence upgrades performed by the homeowner after initial closing. In the event of a catastrophic loss, the HOA's insurance policy will replace everything that the developer initially provided in the home. Anything in addition to that should be covered by homeowner's insurance. Additional taxes and assessments are due on revenue that owners receive from renting their residence.

How are capital reserves funded for the Association?

The capital reserves for the Association are built up over time through the regular and ongoing allocation of HOA dues to a capital reserve fund. Capital reserves are kept separate from operating funds and are set aside for long-term capital improvement and maintenance projects. The annual reserve fund allocation is determined by the HOA board, guided by an independent reserve study that is updated periodically pursuant to the CC&Rs (Covenants, Conditions and Restrictions). The reserve study is a full evaluation of the building and building systems, their useful lives and their estimated replacement costs factoring in forecasted inflation.

How is working capital funded for the Association?

Working capital consists of the funds on hand to use in case a large, unforeseen cost occurs or the HOA's operating budget in a given year is insufficient to deal with the day-to-day operations of the building. Each owner will contribute three months of the HOA dues for their residence at the time of closing to establish a prudent working capital balance for the HOA.

Who manages the HOA at Aura?

Snowmass Mountain Lodging (SML) will initially manage the HOA at Aura under a management agreement. SML operates numerous other associations in Base Village. SML is operated by East West Hospitality which manages and operates a large number of homeowner's associations from Hawaii to South Carolina.

Will my HOA dues ever increase?

There are HOA costs that fluctuate and generally increase over time with inflation, such as utilities for common areas. As a result, dues are expected to increase over time. The board approves an annual association budget, and the budget is ratified at the annual meeting of all owners and members unless 67% of the owners vote against ratification. It is reasonable to expect a dues adjustment at least equal to inflation in a given year.

What is the HOA Board composition?

The HOA Board will be composed of three directors. Upon stabilization, all three directors will be Aura owners that are elected by all of the owners that participate in the periodic election.

How do I get more acquainted with the HOA?

It is highly recommended that prospective buyers fully review the association declaration, budget, rules and regulations and other documents posted on the Aura HOA website: www.aurasnowmasshoa.com. Username: owner; password: auraowner. Upon closing, you will begin to receive communications to keep you informed of upcoming meetings, elections and other important association events and information.

What is the Master Association?

The Master Association, also known as Base Village Company, is responsible for the village plaza and ice rink (maintenance and snowmelt), public restrooms, walkways and landscaping throughout the village and other miscellaneous common elements. The easiest way to think about the Master Association is that it generally covers all the common elements from the building eaves outward throughout Base Village.

How much are Master Association dues?

At the time Aura is completed, the Master Association is expected to assess \$3.29 per square foot per year on all new residential properties within its boundaries, which extend from the Viceroy to the Hayden Lodge. It also collects \$0.97 per square foot per year on all new commercial properties. The Master Association further collects a 1.0% transfer assessment on the sales of all residential property within its boundaries. This is in addition to the 1.0% transfer assessment levied by the Town of Snowmass Village. Finally, the Master Association assesses 1.5% on all rental revenue collected within its boundaries.

Does the Master Association run a surplus or a deficit?

As of March, 2022 the Master Association is forecasting a surplus for Fiscal Year 2022 of over \$200,000.

Does the Master Association have adequate reserve funds?

As of March, 2022, the Master Association's reserve fund balance is approximately \$600,000. A full reserve study is available upon request.

What is the Master Association board composition?

The Master Association Board is a seven person board is comprised of: three commercial/lodging representatives from the Joint Venture, one representative from Aspen Skiing Company, two residential representatives and one "at large" representative.

Who manages the Master Association?

Snowmass Mountain Lodging is the Master Association manager, under a management agreement with the Master Association.

Where can I learn more about the Master Association?

The Master Association maintains a website at <http://www.basevillagemaster.com>. Interested buyers can access the documents through the owner portal by signing in with: username: guest; password: guest.

Is the property located within any special taxing districts?

Yes. In addition to being within the Town of Snowmass Village, school district, fire district, etc., all Base Village residential properties are in Base Village Metropolitan District #2 (D2) and a General Improvement District (GID). It is recommended that purchasers ask their real estate agent to obtain a prior year tax bill in order to see the full extent of property taxes charged in Base Village – which includes the tax levy from these special taxing districts.

What do these special districts do?

Base Village Metropolitan District #1 (D1) which generally includes only the commercial properties within Base Village is responsible for operating and maintaining all district assets, which include the transit center, the public/commercial parking area of the Base Village parking garage, the Base Village Conference Center, and the ski way bridges. D2 (residential properties) is the financing district that issued debt (bonds) to fund the construction of various public improvements, including those listed above as well as the skier bridges, bridges over ski ways and other improvements. D2 also has an obligation to contribute funds to D1 to support the costs of operations. The GID funds the operating cost of the “Skittles Gondola,” which connects Base Village to the Mall.

How much tax do these special districts add to the property?

D2 currently assesses 47.748 mills to the property, and the GID currently assesses 6.0 mills. This total of 53.748 mills currently represents approximately 50% of the total mill levy assessed on Base Village properties. In other words, property tax rates in Base Village are approximately double those of other properties in Snowmass Village that are not located within these special districts. With a total mill levy of 104.069 for 2021 (includes local and state taxes as well), a \$1 million residence at the property will pay approximately \$7,441 in annual property taxes. Approximately \$3,843 of this would be paid to D2 and the GID.

Can the property taxes go up?

D2’s mill levy is capped but is subject to adjustments as the state assessment ratio changes. Increasing beyond that would require a majority vote of all D2 qualified voters. The GID’s mill levy may be able to increase from 6.0 to 10.0 in the future. The rest of the mill levy composition (town, school district, fire district, etc.) is subject to whatever increases or decreases occur within each of these taxing entities – most of which require a taxpayer vote. Property tax amounts will also change over time in accordance with changes in assessed property valuations (i.e., if values increase, property taxes will increase proportionately, and vice versa).

Who controls the special district boards?

The D2 board is currently controlled by a single residential owner, but additional board seats are available to be filled by qualified candidates who both directly own residential property in Base Village and are Colorado residents. The GID board is controlled by the Town of Snowmass Village. The D1 board is controlled by owners of the commercial properties in Base Village – currently the development Joint Venture and Aspen Skiing Company.

What is the Metro District Capital Facilities Fee?

In addition to collecting property tax, D2 collects a Capital Facilities Fee in the amount of \$5,150 upon the closing of each initial (developer) residential transaction within the district. This fee is not collected on resales.

How much debt does D2 have?

Approximately \$44 million. Financial statements for D1 and D2 are available on the district’s website – see below.

Where can I learn more about the Base Village Metropolitan Districts?

Base Village Metropolitan Districts #1 and #2 maintain a shared public website: www.basevillagemetro.com.

Where can I learn more about the General Improvement District?

The GID is controlled and run by the Town of Snowmass. Please contact Clint Kinney (CKinney@tosv.com) at the Town for more information.

What is the history of Snowmass Base Village Development?

Construction of Base Village began in 2007. This initial phase consisted of the following:

- ✦ 90 residences in Hayden and Capitol Peak Lodges
- ✦ 35,000 square feet of retail and restaurant space, composed of 10 outlets
- ✦ Aspen Skiing Company ticket office and Treehouse ski school
- ✦ A parking garage, transit center, and mechanical plant
- ✦ The Plaza at the base of Fanny Hill
- ✦ 150 residences, spa, banquet space, and restaurants at Viceroy

In December 2018, the core plaza area of Base Village was completed. This includes:

- ✦ 99 hotel rooms and 11 whole ownership residences at Limelight
- ✦ Limelight Lobby/Lounge, featuring a kid's play area and climbing wall
- ✦ Snowmass Mountain Club
- ✦ 3 whole ownership residences and 2 retail spaces at Lumin, containing The Crepe Shack and a Four Mountain Sports ski and bike rental location
- ✦ The Ice Rink and summer events lawn
- ✦ The Collective, now containing the Snowmass Game Lounge, mix6 and Moxi Bar

In October 2019, One Snowmass West was completed, offering the following:

- ✦ 11 whole ownership residences
- ✦ Front desk of Snowmass Mountain Lodging
- ✦ Public access to/from the Base Village transit center and Base Village and day-use lockers
- ✦ Two retail spaces

In March 2020, One Snowmass East was also introduced to Base Village, including:

- ✦ 24 whole ownership residences and 6 Residence Club / fractional ownership residences.
- ✦ 3 retail spaces
- ✦ SBVfit, a new 2,500 sq. ft. fitness center with state-of-the art equipment, including Peloton bikes and Woodway treadmills
- ✦ King Yoga studio, which is open to the public
- ✦ Snowmass Medical Care Clinic

In April of 2021, construction began on Electric Pass Lodge, which is slated for completion in spring 2023 and will include:

- ✦ 52 whole ownership residences
- ✦ The Village Pool facility, a new 25-yard saltwater lap pool with a slide for the kids, a spa pool and a sun deck.

Who owns Snowmass Base Village?

Base Village is owned by a joint venture comprising East West Partners, Aspen Skiing Company and KSL Capital Partners (the "Joint Venture").

What does full build-out of Base Village look like?

In addition to what is described above, the current Town approvals allow for another three buildings to be constructed (in addition to Aura). All of these future buildings are east of the village ski way. The existing approvals allow these buildings to contain up to an additional 152 residences (or less residences but more hotel rooms), additional employee housing units and some limited additional commercial space (although none is currently planned). Per current approvals, at full build-out, Base Village is estimated to contain 99 hotel rooms (Limelight) up to 500 residences (or less residences but more hotel rooms), several employee housing units, approximately 65,000 square feet of commercial space, and extensive community/village amenities.

Are zoning approvals in place for the rest of the village?

Yes. The Joint Venture completed a minor amendment to the PUD zoning for Base Village in 2020. The Joint Venture has the ability to seek administrative modifications or amendments to the PUD approvals, has already done so, and will likely continue to do so in order to create a vibrant and activated Base Village.

What is the timing for full build-out?

The rate of build-out is primarily dependent upon market conditions. The Joint Venture's goal is to complete the build-out as quickly as possible. The fastest that Base Village could be completed is estimated to be 2026.

How will views be affected by build-out of the village?

As additional buildings are constructed, views will be impacted to varying degrees and need to be evaluated by purchasers on a case- by-case basis. There are no guaranteed view corridors associated with the project. The physical model located in the SBV sales center is generally kept up to date with PUD parameters and building plans, providing an approximation of relative massing amongst the buildings.



THE NEIGHBORHOOD



The location of Aura offers an incredible opportunity for residents to maximize time outdoors and enjoy the entire Aspen Snowmass area.

GETTING TO AURA

How good is the air service into the Aspen/Pitkin County Airport (ASE)?

Air service is excellent. United, Delta and American Airlines offer direct flights from Denver, Los Angeles, Orange County, San Francisco, Dallas, Houston, Austin, Chicago, Atlanta, and Phoenix. On any given day in the winter, you may find over 30 flights per day (and over 250 flights per week). The percentage of on-time flights is high, but does get impacted by weather events. Summer access is similarly exceptional, with only a slight drop in service. In the shoulder seasons, service drops to around five arrivals and five departures per day. The above description of flights is just a snapshot in time. Prospective purchasers should review the airport and airline websites for the latest and greatest flight service and schedules.

How do I get to and from the Aspen airport?

Very easily. The Aspen/Pitkin County Airport (ASE) is only eight miles (a 15-minute drive) from Aura. Snowmass Mountain Lodging and most other property management companies offer complimentary shuttle service to and from the airport for owners and guests of their respective properties.

Are there other flight options to get to Snowmass?

Yes. The Eagle County Regional Airport (EGE) has similarly strong air service. EGE is only 70 miles away (about a 90-minute drive). There are various commercial shuttle services available to and from this airport. Grand Junction Regional Airport (GJT) is a two-hour drive away and has direct service offerings to major markets. Of course, you can fly to or from just about anywhere from Denver International Airport (DEN), about a four-hour drive from Aura, or a very quick flight.

ACCESS TO ASPEN

How do I get to and from Aspen?

It's an easy drive to Aspen – less than 10 miles on an incredibly scenic road. It usually takes less than 20 minutes. Various property-specific shuttle services are available. There are free and frequent skier shuttles run by the Roaring Fork Transportation Authority (RFTA), as well as, nighttime buses at a minimal cost.

Is Base Village a good place to access skiing?

Absolutely. Base Village offers unparalleled ski access. It is the premier ski access portal in all of Snowmass. All critical ski infrastructure is already installed. This includes the Village Express Lift, Skittles Gondola, Elk Camp Gondola, Assay Hill Lift and a skiway cutting directly through the village with multiple bridges. The Base Village site plan is unique in offering ski-in, ski-out access to most buildings, within a walkable village setting. Aura offers slope-side ski-in/ski-out access and a private ski locker room.

How does Snowmass Mountain compare to other ski resorts?

Aspen/Snowmass is consistently ranked among SKI Magazine's top five resorts in the West. Of the four ski areas in the Aspen area, Snowmass is the largest and most popular, offering endless acres of skiable terrain with a diverse variety of terrain and far fewer crowds than many other Colorado resorts. Aspen Skiing Company (ASC) has invested over \$100 million in Snowmass Ski Area over the past 15 years. Lost Forest, a summer adventure park, opened in 2018, along with new hiking and biking trails. Sam's Smokehouse on top of Sam's Knob recently underwent a \$2.5 million remodel to become a new elegant modern Italian restaurant, Sam's. In summer 2020, the Big Burn lift on Snowmass Mountain was replaced to allow more access to its popular intermediate terrain. The grooming, lift access and on-mountain dining are all exceptional. ASC continues to explore additional investments into the mountain.

When does the ski mountain typically open and close each year?

Mountain operations are always subject to snow and weather conditions, but typically ASC tries to open Snowmass Ski Area by Thanksgiving and typically closes mid-April. Early- and late-season operations are often limited to certain areas of the mountain as snow coverage permits.

How big is the mountain?

With 3,332 skiable acres, Snowmass is by far the largest of the four Aspen ski areas and is five times the size of Aspen Mountain. At 4,406 vertical feet, Snowmass has the most lift-served vertical in the United States.

Where can I access ski school?

Snowmass boasts a state-of-the-art children's ski school facility called the Treehouse, located within Base Village. In addition, adult ski school meets on the Base Village ski plaza and private instructors can be arranged to meet at Aura.

SNOWMASS BASE VILLAGE AND MALL

Base Village Amenities:

- More than 20 restaurants and retailers
 - ✦ 9 restaurants to choose from including Kenichi, Aurum, Limelight Lounge, mix6, MoxiBar, The Crêpe Shack by Mawa's Kitchen, JÜS, Base Camp, Slice and Toro.
 - ✦ Gigi's Market, a small grocery store with grab and go items
 - ✦ Sundae Artisan Ice Cream, offering ice cream, cakes, waffle cones and more
 - ✦ Snowmass Village Medical Clinic, a new year-round, expanded healthcare facility
 - ✦ Eye Pieces of Snowmass, an optical boutique
 - ✦ Alux Spalon, which offers hair services, manicure, pedicure and massage treatments

- ✦ King Yoga Studio, which is open to the public with classes and events
- ✦ Gear & Mountain retail spaces including Performance Ski, Aspen Sports, and Four Mountain Sports
- ✦ Snowmass Gondola Ticket Office and the Treehouse Kids Adventure Center
- ✦ Slifer, Smith & Frampton Real Estate Development sales gallery and other real estate offices

Snowmass Mall Amenities

Connected to Base Village via the Skycab Pulse Gondola, also referred to as the Skittles Gondola and including almost 30 restaurants and retailers such as:

- ✦ The Viewline Resort and other lodging options
- ✦ Many restaurants to choose from including Venga, the Ranger Station, Big Hoss Grill, Fuel, Grub Thai, Il Poggio, Little Mammoth, Taste of Philly, Slow Groovin, Stew Pot, Zane's Tavern, and more.
- ✦ Gear & Mountain retail spaces including: Aspen Sports, Christy Sports, Foot Foundation, Four Mountain Sports, Gene Taylor's Sports, Incline Ski and Board, Sidewinder Sports, Sunset Ski, and Surefoot.
- ✦ Clothing retail shops: 81615 T-Shirt and Gift, Gorsuch, Local Color, Snowmass T-Shirt Company, Snowmass Trading Company, Strafe and Sunglass Panache.
- ✦ Daily Bottle Shop, offers a selection of gifts, wine, beer and liquor
- ✦ High Q, a recreational Marijuana Dispensary
- ✦ Alpine Bank, banking services and ATM

SUMMER ACTIVITIES

Are there good hiking and biking trails nearby?

Yes. The Town of Snowmass Village has an extensive trail network with 70+ miles of single-track, featuring some of the best mountain biking in the country. The Snowmass Bike Park also has an extensive and growing network of lift-served trails on the ski mountain. In addition, the areas surrounding Snowmass feature a broad array of hiking trails and paths, ranging from easy paved paths to challenging wilderness ascents up 14,000-foot peaks. In 2020 Aspen Snowmass/the Roaring Fork Valley became the first IMBA Gold Level Ride Center in Colorado and the fifth in the US. In total, the trail offerings available to Aura owners and guests are truly phenomenal.

What is Lost Forest?

Lost Forest, which opened in 2018, is a winter and summer mountain activity center located right at the top of Elk Camp Gondola. Aspen Skiing Company made a significant on-mountain investment in the area, which features an alpine coaster (summer and winter), zip lines, ropes challenges, climbing walls, fishing ponds, disc golf courses and more.

What other summer events and activities exist?

The Town of Snowmass Village has many ongoing summer events with fun, family-friendly activities happening every day, including free Thursday night concerts on Fanny Hill, rodeo every Wednesday, a wine festival, a hot air balloon festival, and Jazz Aspen Snowmass concerts. Summer in Base Village features the new events lawn and children's pop-up fountains, live music, family games, artisan markets, and movies under the stars. Lost Forest is also a gondola ride away for endless activities.

Are there good restaurants nearby?

Absolutely. Within Base Village, there are many dining options. Base Camp offers an energized après ski scene and a tasty casual menu. Slice is an excellent choice for homemade pizza, pasta and salads. TORO is a vibrant pan-Latin restaurant in the Viceroy. Viceroy is also home to NEST – a chic, poolside, outdoor food and beverage experience. The Limelight Lounge offers its signature wood-fired pizzas and other casual cuisine. The Crêpe Shack by Mawa's Kitchen, featuring classic and new spins on the French crêpe. In the Collective, Mix6 and MoxiBar, by local Chef Martin Oswald, have opened, offering fresh, healthy dining and inventive cocktails. JÜS is the Village's café, offering a full coffee bar, fresh cold-pressed juices and delicious food offerings.

In December 2021, two new restaurants opened in Base Village further expanding the dining scene: Kenichi, a favorite sushi and Asian cuisine restaurant in Aspen opened its third restaurant in the Valley and Aurum with locations in Steamboat and Breckenridge, now offers its elevated New American cuisine to Base Village.

In addition, the upper village (also known as the "Snowmass Mall") can be quickly reached from Electric Pass Lodge by a short walk or gondola ride in the evening hours, as can the Snowmass Center. The Mall houses a number of restaurants, from fine-dining Italian at Il Poggio to festive Mexican at Venga and local barbecue at Slow Groovin. The Snowmass Center houses Clark's Market, the post office, shops, and restaurants. Of course, Aspen is also a short drive away, and many excellent restaurants can be found there as well.

What about après ski, live music and nightlife?

The Limelight Lounge is a terrific après spot, featuring live music several nights per week. The Aurum deck is a great spot to soak up some après sun with DJ's featured periodically during the winter. Base Camp Bar & Grill is one of the village's most popular après spots, featuring extensive drink options and a sunny deck with fire pits and direct mountain views. TORO by acclaimed chef Richard Sandoval at the Viceroy features pan-Latin dining and a lively lounge. NEST Bar and Grill offers ski-in access to its bar and casual restaurant. Elk Camp Restaurant (accessed directly from Base Village via the Elk Camp Gondola) features Ullr Nights.

The Collective, with Mix6 and MoxiBar, features a variety of fun activities including live music, speakers, films, and other events. The game lounge will also be open for kids of all ages. Visit www.thecollectivesnowmass.com for programming and a calendar of events.

CHILDREN'S ACTIVITIES

Is there anything for kids to do in Snowmass?

Absolutely. SBV was designed for kids and families. Its pedestrian nature makes it ideal and safe for kids of all ages. The Treehouse is an incredible winter and summer children's activity center operated by Aspen Skiing Company. A Very Important Kids (VIK) program throughout the Town offers kids' activities many days of the week during the winter. The Collective also features kids' programming, with a game lounge and kid's events and activities. The Limelight Hotel hosts a kids' game area and Colorado's tallest indoor climbing wall of its kind. In addition, the new plaza area features an ice rink in the winter and a children's pop-up jet fountain and play lawn in the summer. Lost Forest at the top of Elk Camp Gondola offers a variety of family activities as well. Anderson Ranch (a true Snowmass gem) offers children's art classes. The Snowmass Rodeo is a weekly mecca for family fun in the summer. The Snowmass Recreation Center features an expansive kids' pool facility, full basketball courts and a skate park. In total, Snowmass is one of the premier kid-friendly mountain resorts in the country.

GROCERIES & LIQUOR

Where can I purchase groceries?

Gigi's Market offers boutique, convenience grocery and food items. Also, Clark's Market, a full-service grocery store, is located in the Snowmass Center, just across the street from Base Village.

Where can I purchase alcohol?

There are liquor stores in both the Snowmass Center and the Mall with a variety of wine, spirits and beer.

Can I have groceries and alcohol delivered to my residence?

Yes, your Property Manager may offer this service, or there are companies, such as Resort Delivery, that provide these services for a fee.

SPORTS EQUIPMENT & GEAR

Where can I rent or purchase ski gear?

Base Village has a variety of high-quality ski gear outlets like Performance Sports, Aspen Sports, and a large Four Mountain Sports located on the plaza-level space of Lumin. There are also several rental shops located in the Snowmass Mall.

Can I rent or purchase bikes?

Yes, many of the winter ski gear outlets in Base Village and the Snowmass Mall convert to bike outlets in the summer.

CLOTHES & APPAREL SHOPPING

Where can I go shopping nearby?

The retail experience in Base Village is and will likely continue to be primarily focused on athletic and adventure gear. The Snowmass Mall (a quick and free gondola ride away) offers several high-quality apparel shops. Of course, Aspen is a short drive away, with one of the best retail shopping experiences of any ski town in the country.

SPA & FITNESS

Is there a spa nearby?

Yes, the Viceroy Snowmass features a full-service luxury spa that is available to outside guests. In addition, Alux Spalon in One Snowmass features top-quality hair services, manicures, pedicures, massage treatments and a retail store.

Are there exercise facilities nearby?

One Snowmass contains a state-of-the-art fitness facility called "SBVfit" accessible to owners, guests and renters in Base Village, including of One Snowmass, Lumin, Electric Pass Lodge, and Aura. Future buildings may have access to this facility as well.

Where can I practice yoga?

A public yoga studio, King Yoga, is located adjacent to the fitness center in One Snowmass. King Yoga is a popular studio known for its blending of yoga disciplines with music to take participants to a higher place while practicing, reducing stress and tension, and quieting the mind.

IN CONCLUSION

Thank you for reviewing this FAQ document. Aura is an incredibly exciting new development in Snowmass Base Village, offering unparalleled access to the mountain and the Village, plus all the wonderful activities, events, and dining that Snowmass has to offer. We hope you have decided that Aura is the right fit for you and your family. Please do not hesitate to reach out to our development sales team to help you through the next steps.



AURA

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IMPORTANT NOTE: This FAQ is provided as a convenience to persons interested in acquiring property within Snowmass Base Village, but is not intended as a substitute for full and careful review of all documents related to such purchase, including the purchase and sale agreement and its related disclosures, and association declarations and other governing documents. Future dates, densities, development plans, phasing, services, amenities and other information contained in this FAQ are nonbinding and subject to change without notice. Certain services, access to amenities and other features may be subject to the decisions, rules and regulations of current and future homeowner associations. All information is subject to change. Offered by Slifer Smith & Frampton Real Estate, LLC.