

Sunset Harbor Resort Condominium Association

200 Sunset Lane

Key West, FL.

Sunset Harbor Legacy (deeded owners),

The Sunset Harbor Board of Directors would like to make you aware of a situation that exists within our Association.

When you check in at the front desk at Sunset Harbor you may be approached to attend an update or points presentation! Please be aware that this is not the old points conversation but instead an attempt to get you to hand over your deed to the management company (Marriott) in favor of a points package.

We now find ourselves as an Association in a position of being in competition with our management company where they are marketing a points program and attempting to get owners to turn over their deeds as part of the purchase.

The "Portfolio Program" as it is called is simply a points club with no guarantees for usage. As we see it this only benefits Marriott to maximize financial profits from our Sunset Harbor Resort and others with the eventual vision of becoming a resort hotel. This program does not provide any deed or deed of trust as you currently have. Trading your deed for a club membership gives you no guaranteed usage at any of the collective timeshare resorts within the system and most importantly at Sunset Harbor.

Your current deed locks you into a specific week of the year and further allows for exchange within selected Hyatt timeshare resort properties. Your Board believes that the Portfolio Program is not in the best interest of most deeded owners.

The Board of Directors continues to research this situation and will keep you posted of any additional information going forward.

We recommend that any owner who is considering a change consult with a board member before acting. If you have an issue with paying the maintenance fee's we can offer suggestions to help out.

Please consult the association website: www.SunsetHarborKeyWest.com for further assistance.

Best regards,

Sunset Harbor Board of Directors.