

CARIBEL CONDOMINIUMS

TIME PERIODS FOR SALE

As of 6/29/17

EVEN # UNITS= LAKESIDE/ODD # UNITS=VALLEYSIDE

UNIT #	TP #	CONTACT INFORMATION
10AB	2	Steve & Willa Beth Mills 620-886-0584 or 620-672-6588 skmills@sctelcom.net
11AB	2,3,4,5,6 wants to sell all together	Noel & Shelley Young 918-697-2900 nby1011@gmail.com or slyoung@saintfrancis.com
13AB	4	Larry McDonald – 817-776-1051 larrymcd2@gmail.com Asking
\$16,000 15AB	2 & 3	Charles Cammack – 903-754-3067 or clcmack@gmail.com
15AB	4	Paul Armbrust (owns ½) 817-596-8658 armbrustph1@juno.com Ron Zunker (owns ½) rzunker@caawssystems.com

CARIBEL FRACTIONAL OWNERSHIP – The Caribel consists of 16 condominiums with 6 FO's (fractional ownerships) available in each. Ownership in the Caribel entitles you to exclusive rights to your unit and all amenities during your specified purchased time. Also, a warranty deed is issued making you 1/96 owner of the entire property!!

Each FO consists of 8 weeks per year, 3 summer weeks, 3 winter weeks, 1 spring week, and 1 fall week. These periods are definite and are repeated each year. If you choose not to utilize your unit during any of your time, the Caribel manager may rent it for you. The revenue split is at 25% to the CRA (Caribel Renter's Association) and 75% to the owner (subject to change).

An annual assessment fee of \$2400.00 (subject to change) is paid by each owner to cover management, salaries, maintenance, utilities, taxes, insurances and other costs. This fee may be paid monthly, quarterly, semi annually or annually. General questions can be answered by the manager but questions on cost, payment, rental activity etc. need to be between the buyer and the seller.

Angelique Gonzales,
Property Manager
800-237-7310
caribel@newmex.com