

Fun, Flexibility and Long-Term Value

Thank you for your interest in **Cutty's Okobojo Resort Club**. This brochure gives only an overview of everything our Club has to offer you and your family.

Some vacation experiences you wish could last forever. Some **actually do. And that's what Vacation Ownership** is really all about. It may be the only purchase you make that delivers a lifetime of memories!

Our resort is located, from Spirit Lake, four miles West on Highway 9 then 1/2 mile South on Highway 86 or 15 miles South of I-90 on Highway 86.

Call our Business Office at (712) 336-2226, 8:00 a.m. through 4:00 p.m. weekdays, to discover how you too can enjoy all the benefits of Vacation **Ownership with Cutty's Okobojo Resort Club**.

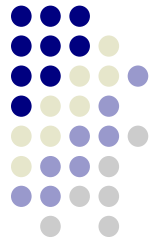


A new way to vacation is within reach



The Affordable Dream

Cutty's Okobojo Resort Club



A one-time purchase price and payment of a yearly maintenance fee buys your family a lifetime of vacations at a beautiful, secure, private resort.

Cutty's Okobojo Resort Club

1528 Highway 86
Spirit Lake, IA 51360

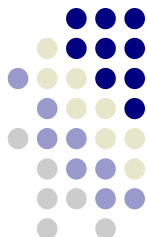
Phone: (712) 336-2226
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Website: www.cuttysofokobojo.org



Year-Round Fun For Everyone!

Phone: (712) 336-2226

This is what vacation ownership is all about



Club Amenities:

- 257 full hook-up campsites; electric, water, sewer, cable TV; \$9 nightly fee
- 57 rental units featuring kitchenette, phone, TV, and air conditioning; sleep 4 to 10 people; cost range \$39-\$102 per night; additional savings during certain time periods
- Indoor swimming pool & hot tub
- Mini golf; golf balls available for purchase
- Shuffleboard & horseshoes
- Sand volleyball court
- Basketball court
- Laundromat; open 24 hours
- Paddleboats; when staffed
- Wireless internet access
- Playgrounds
- Grills & picnic areas
- Portable tank propane service
- Sanitary dump station
- Day-use dock on West Lake Okoboji
- Fish cleaning station
- Board games
- Snack bar & country store
- Park Rangers
- Scheduled activities including meals, crafts, games, entertainment & more
- Private gathering facilities; nominal charge
- RV/boat storage; annual fee; space available basis; towing service available
- 79 seasonal campsites; annual fee; lottery drawing

The Ideal Getaway!

Current Cutty's Okoboji owners often cite the cost effectiveness of Vacation Ownership, consistent quality accommodations and the flexibility offered as reasons for purchasing.

Here's how it all works...

Cutty's Okoboji Resort Club is a private ownership resort open 365 days a year, near West Lake Okoboji, in the popular Iowa Great Lakes Region.

Our resort is sold out; however, as people's lives change, there is always some turnover, as in all real estate. Buying an ownership is a lifestyle investment in order to enjoy quality vacations with family and friends. The "dividend" is a lifetime of memories and unforgettable vacation experiences together. While an undivided interest is deeded real estate, it should not be purchased as a traditional real estate investment.

You may know of someone willing to sell their ownership, or maybe you need some assistance locating an ownership. In either case, our Business Office representatives can assist you and will answer any questions you may have regarding the use and enjoyment of a Vacation Ownership with Cutty's Okoboji. The Club also has optional exchange programs. These programs make it possible for our owners to maximize their destination and vacation choices with an even greater variety of resorts to explore and things to do. So, be sure to ask us about our optional exchange programs.

An undivided interest in Cutty's Okoboji Resort Club consists of both husband, wife, plus all single members of your immediate family who are living at home under 21 years of age with continuances up to age 26 for qualifying children. There is a one-time transfer/processing fee at the time of purchase. An annual maintenance fee is also assessed at the time of purchase and then yearly on the anniversary of purchase.

Currently this fee is set at \$390.00. A very conservative figure arrived at by our Board of Directors, who are dues-paying owners themselves, keeping that cost very much in control. If you were to check with other private resorts, you would find our annual fee to be among the lowest for our caliber of resort. The fee covers the cost of property taxes, insurance, utilities, staffing and up-keep of your resort home-away-from-home.

Once each calendar year, each Cutty's owner is permitted to place one reservation up to 90 days in advance of their arrival, based upon availability. The remainder of the year, owners check availability 14 days or less prior to arrival and stay for a period of up to 14 days each 30-day period or two weekends in any calendar month. Owners are permitted one summer holiday stay, based upon availability — Memorial Day, Fourth of July or Labor Day.

Cutty's owners may check availability for a guest generally 10 days or less prior to arrival. An additional charge applies to guest reservations.