

# State of New Jersey

## PRELIMINARY REGISTRATION PUBLIC OFFERING STATEMENT TIME-SHARE PLAN

### Time-Share Information

_____	_____
Advertising Name	Issuance Date
_____	_____
Location (City, County, State)	Expiration Date
_____	
Name of Developer	

### CONSUMER INFORMATION

#### General Information

- **This report is not an approval or disapproval of this time-share plan.**
- **This report is for your information only and the information included may change substantially in the future.**
- **The New Jersey Real Estate Commission has not yet made a substantive review of this proposed time-share plan.**
- **Under this Preliminary Offering Statement, seller is authorized only to advertise and take non-binding reservations.**
- **The seller may not negotiate the sale or lease of lots or units with you until a **CONDITIONAL** or **FINAL PUBLIC OFFERING STATEMENT** has been issued by the New Jersey Real Estate Commission.**
- **You have no assurance that this time-share plan or promised improvements will ever be completed or will ever comply with New Jersey Real Estate Commission requirements.**

***Reservations Are Non-Binding***

- **The reservation form is not a contract to purchase or sell a time-share interest.**
- **You or the seller may cancel the reservation at any time.**
- **The seller may ignore the reservation and sell the time-share interest to someone else.**
- **In the event of cancellation by either party, the amount you paid to reserve the time-share interest shall be returned to you within fifteen days.**

***Reservation Money Handling***

**If you reserve a time-share interest, the seller must place all funds received from you, together with completed and executed Reservation Instrument Deposit Handling Agreement in an escrow depository at:**

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**Subject to the conditions of the reservation instrument. If you cancel the reservation, you may go to the seller or directly to the escrow depository to get a full refund of your reservation funds.**

***Conditional or Final Public Offering Statement***

**The Conditional or Final Public Offering Statement will tell you much more vital information about the time-share property than what is contained in this Preliminary Public Offering Statement. It is important that you read and consider all this information before deciding to purchase.**

***Any Price Quotations Are Subject to Change***

**Any reservation form you sign does not guarantee a price for the time-share interest considered nor does it require the seller to sell the time-share interest to you at prices discussed at the time you signed the form. To actually buy the property, you must still sign a purchase contract which can only be done after you have received a copy of the final Public Offering Statement.**

*No Discrimination Allowed*

**New Jersey Law makes it unlawful for sellers of real property and real estate licensees, among others, to discriminate on the basis of sex, race, color, religion, ancestry, national origin, age, or sexual preference.**

*Preliminary Registration Termination*

**This Preliminary Public Offering Statement expires 90 days from the date of issuance unless:**

- **A final Public Offering Statement is issued (issuance of a final public report voids this Preliminary Public Offering Statement); or**
- **A renewal of the preliminary Public Offering Statement is granted by the New Jersey Real Estate Commission to allow the developer to continue marketing under the New Jersey Real Estate Timeshare Act.**

1. General description of property and recreational facilities comprising this offering.
2. Location of timeshare. Include name of road or route number that provides direct access to subdivision.
3. Indicate the number of timeshare units, the length and number of timeshare interests in each unit, and the total number of timeshare interests that constitute this offering. Include additional phases that may be developed in the future.
4. Describe the type of ownership or occupancy rights being offered, as well as the reservation policies or procedures to utilize these interests.
5. Indicate if the property is part of a “multi-site” or “club” timeshare plan. If so, provide the significant details of such plan, including, but not limited to the ability to access resorts, costs to purchasers, priority reservation procedures, etc.
6. List all exchange programs associated with these timeshare interests, along with a summary of the procedures and estimated costs to purchasers to utilize these programs.

7. Indicate if the property comprising this offering is subject to any type of unit owners or member association(s), or any type of community trust. Provide details and estimated costs to purchasers.
8. Indicate if there is a lien or lien right against each timeshare interest to secure the payment of assessments for the use, maintenance and operation of common areas and recreational facilities. Describe ramifications to purchasers if they fail to make payments.
9. Describe any common areas and facilities.
10. Describe the method of operation and management of the common elements and recreational facilities. Indicate the relationship between the developer and the managing or servicing agent.
11. Describe any and all restrictions on a purchaser's right to occupy, sell, or rent their timeshare interest.
12. Indicate if developer retains the right to rent unsold units as part of a sales promotion or transient hotel operation.

**NOTICE TO PURCHASERS:**

**THE ABOVE ARE SUMMARY IN NATURE. PURCHASERS ARE ADVISED TO CAREFULLY READ THE DECLARATION OF CONDITIONS, RESERVATIONS AND RESTRICTIONS.**

**RECEIPT FOR PRELIMINARY PUBLIC OFFERING STATEMENT**

\_\_\_\_\_  
**PROMOTIONAL NAME**

**I HAVE RECEIVED AND HAVE BEEN AFFORDED THE OPPORTUNITY TO  
READ THE PRELIMINARY PUBLIC OFFERING STATEMENT DATED  
\_\_\_\_\_ FOR THE ABOVE-NAMED SUBDIVISION.**

**DATE AND TIME RECEIVED:**

\_\_\_\_\_

\_\_\_\_\_  
**WITNESS/SALESPERSON**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**SIGNATURE**

**Jf/forms/timeshare plan/4/21/08**