

KICKING HORSE MOUNTAIN DEVELOPMENT CORPORATION

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November 20, 2025

To Kicking Horse Mountain Resort Section 219 Covenant Property Owners:

With reference to the Section 219 Covenant - Resort Amenities and Services registered against title to your property, please find below an update and summary of the Resort Amenities and Services Rent Charge for the 2025 calendar year.

In 2015, KHMDC established a Resort Amenities and Services Rent Charge Council and developed an agreement that was signed by all stratas. The purpose of council is to review the budget annually and vote on behalf of residents. The council consists of 3 members from the community; Patrick De Caigny, Ross Prather & Stephen Gross. As well, two members representing Kicking Horse Mountain Resort; Richard Oszust and Toby Barrett are on council. Please note that 4 votes are needed to approve the annual Resort Amenities and Services Rent Charge Budget.

As with previous budgets, the 2025 Amenities and Services Budget includes repair and maintenance of residential ski trails and roads, street signage, road landscaping, common area landscaping, and storm sewer maintenance.

A copy of the 2025 budget and past years performance can be viewed at: <https://kickinghorseresort.com/rent-charge/>. Total budgeted invoicing for 2025 is \$17,903.65 based on planned expenses of \$21,849.50 and carry over of (\$3,945.85), with your portion calculated using the assessed value provided by BC Assessment. The total assessed value at the resort for 2025 is \$341,584,284. This equates to a rent charge rate of 0.00524%.

We thank you for your attention and involvement in this matter.

Yours truly,

KICKING HORSE MOUNTAIN DEVELOPMENT CORPORATION



Toby Barrett