



Frequently Asked Questions



The HAVENS
DEER CREST



WHERE IS THE PROPERTY LOCATED?

The Havens at Deer Crest is located within the prestigious Deer Crest community at Deer Valley Resort, with homes situated along the Jordanelle ski run near the base of the Jordanelle Gondola. The Deer Crest community is highly sought after for its privacy, serene alpine setting, and remarkably convenient access to Salt Lake City International Airport. (Fun fact: There's just one stop sign along the way.)

Owners here will appreciate their close proximity to the Jordanelle Gondola as it serves as a key gateway to Deer Valley Resort, offering quick access to Snow Park and the rest of the resort. From the Gondola, homeowners are just two lift rides away from Deer Valley's new East Village and the highly anticipated expanded terrain, which will introduce approximately 3,700 additional acres of skiable terrain, 10 new lifts, and nearly 100 new ski runs.

IS THERE AN ON-SITE REAL ESTATE GALLERY?

Yes. By appointment between 9:00 AM and 4:00 PM, interested purchasers may ski in or drive to a nearby location to meet with one of The Havens' sales agents.

Our Real Estate Team can also arrange a remote presentation via Zoom (or another video conferencing platform) to review the project in greater detail.

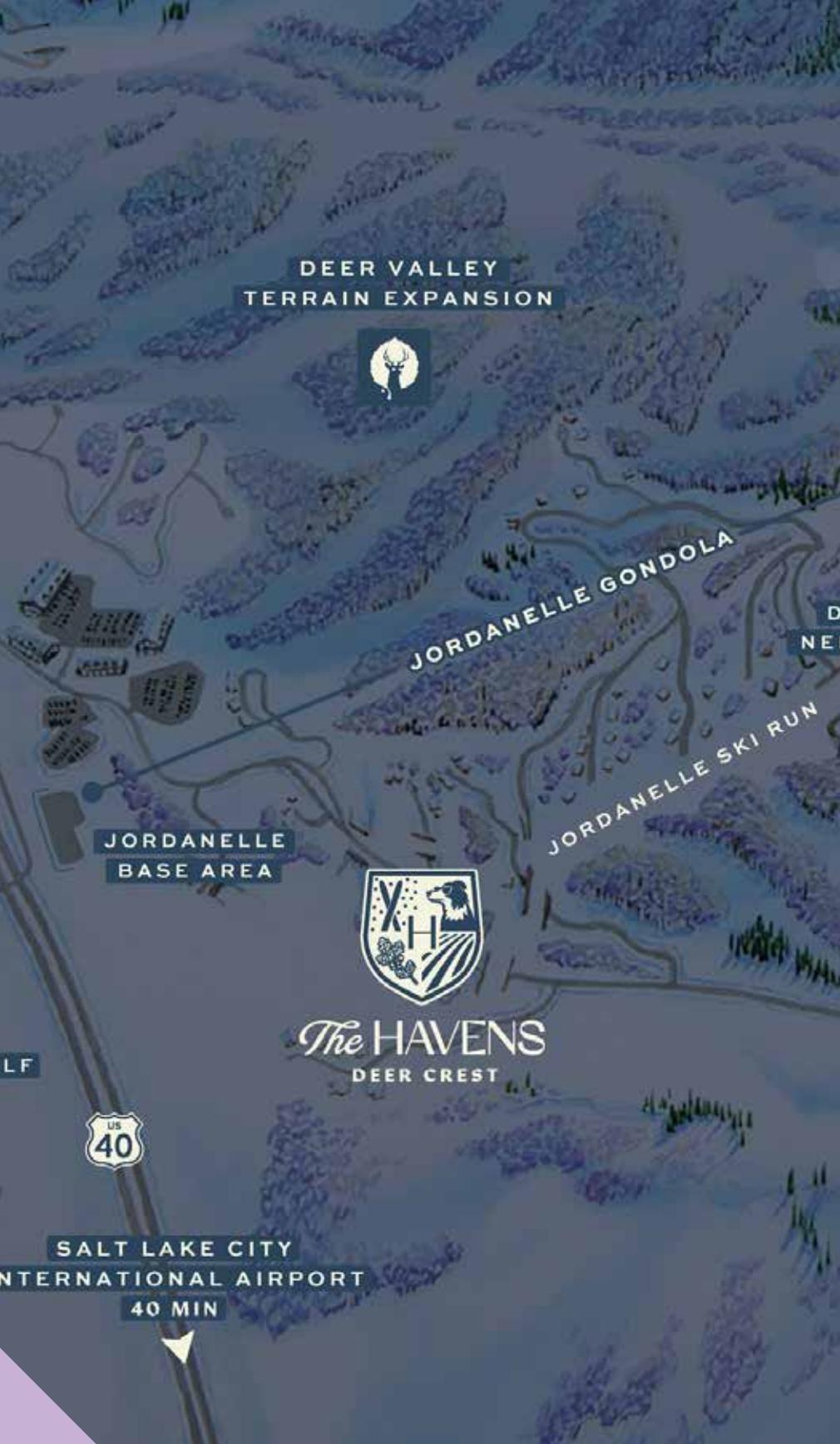
WHO IS THE DEVELOPER?

Havens at Deer Crest Development, LLC is the developer of The Havens at Deer Crest townhomes. The project is managed by East West Partners, a leader in ski resort real estate development, has 40 years of and over \$7 billion in ski resort real estate development experience.

East West Partners has developed some of the world's most respected resort and urban communities, hotels, and office buildings earning a reputation for innovation and thoughtful design – from the iconic escalators at Beaver Creek to the historic train canopy at Denver Union Station. East West Partners is one of only two companies worldwide to have received three Urban Land Institute Awards for Excellence.

Locally, the East West Partners Deer Valley® portfolio includes Founders Place, Argent Deer Valley, One Empire Pass, Flagstaff Lodge, Arrowleaf, Larkspur, Paintbrush, and Shooting Star at Empire Pass.

east west partners



WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

Zehren and Associates is the architect of record for The Havens at Deer Crest. Founded in 1983, the firm specializes in sustainable, contemporary mountain architecture – and has offices in Vail, Colorado, and Santa Barbara, California.

Zehren and Associates is known for exceptional attention to detail throughout the design and construction process and a principled approach to creating meaningful places for communities. The Havens continues its long-standing partnership with East West Partners, following collaborations on numerous projects in the Vail Valley, including Beaver Creek Park Hyatt, One Riverfront Townhomes and Condominiums, and Riverfront Village Townhomes and Lodge. Their portfolio also includes several notable townhome neighborhoods developed with East West Partners.

WHAT ARE THE SUSTAINABILITY MEASURES BEING CONTEMPLATED FOR THE HAVENS AT DEER CREST?

Sustainability strategies include:

- Pursuit of Water Wise certification for efficient design and smart water use
- All-electric building design
- Pursuit of Net Zero operating, eliminating on-site carbon emissions, and balancing greenhouse gas output
- Integration of buildings into the site’s natural topography and landscape
 - Maximization of passive solar orientation
 - Use of natural materials
- Lighting design that is Dark Sky compliant

WHAT IS THE INSPIRATION BEHIND THE HAVENS AT DEER CREST?

East West Partners has created iconic communities in premier mountain resort destinations, including the Ritz-Carlton Lake Tahoe; Great Bear Lodge at Northstar; Horizon Pass at Bachelor Gulch; Manor Vail; McCoy Peak Lodge and Park Hyatt at Beaver Creek; Snowmass Base Village; The Westin Riverfront in Avon; and The Village at Empire Pass in Deer Valley.

The Havens at Deer Crest represents the next chapter of Deer Valley living – one that is family-focused, deeply connected to its surroundings, and thoughtfully designed to sit directly on the ski trail with true ski-in/ski-out access. The project offers a rare opportunity to own one of the final coveted slopeside residences in the Deer Crest community, balancing adventure, environmental sensitivity, privacy, and ultimate convenience.

DOES THE DEER CREST MASTER ASSOCIATION HAVE A REINVESTMENT FEE?

Yes. All resale transactions within Deer Crest are subject to a property reinvestment fee equal to 1.0% of the purchase price. However, residences at The Havens at Deer Crest benefit from a reduced reinvestment fee of just 0.10%. This fee does not apply to initial purchase transactions from the developer.

IS THERE AN HOA, AND WHAT RESPONSIBILITIES DOES IT HAVE?

Yes. Owners at The Havens automatically become members of the Havens at Deer Crest Owners Association, which is also a member of the Deer Crest Master Association (DCMA). DCMA is responsible for road maintenance, community security, snow removal, and operation of Deer Crest’s private ski trails. DCMA also provides 1-gigabit high-speed internet to all residences for \$70 per month (\$840 annually).

If DCMA dues had been assessed to the Havens at Deer Crest Owners Association in 2025, they would have averaged approximately \$1,130 per residence. Specific amounts assessed to each unit will be relative to each unit’s allocation ratio per the Havens at Deer Crest Owners Association Declaration.

The Havens at Deer Crest Owners Association is responsible for the day-to-day operations of the project, including common area maintenance and landscaping, driveway snow removal, and insurance. A preliminary estimate for combined annual operating dues, reserves, and DCMA dues is \$13.50 per square foot per year.

This includes the anticipated cost for both operating dues, reserves and DCMA dues, and is paid on a quarterly basis. A detailed breakdown of the estimated budget is available for review.

WHO DETERMINES THE ANNUAL DUES?

Annual dues are set by the Havens at Deer Crest Owners Association Management Committee based on both prior actual costs and anticipated needs of the HOA. The property manager provides information about operations and a draft budget to the Management Committee for review and approval. Through the Management Committee, the homeowners make decisions about how the property will be managed over time.



HOW MANY RESIDENCES WILL THERE BE, AND WHAT ARE THE SIZES OF THE HOMES?

The Havens will consist of 32 townhomes, with 20 released during the initial launch. Homes range from approximately 1,800 to 3,700 square feet and include the following configurations:

- 8 two-bedroom fourplex residences
- 12 three-bedroom triplex residences with ski lounge
- 4 three-bedroom duplex residences
- 2 three-bedroom duplex residences with ski lounge
- 4 four-bedroom duplex residences
- 2 four-bedroom large duplex residences with ski lounge

ARE THE HOMES FULLY FURNISHED?

No. While the interior renderings showcase beautifully furnished spaces, residences are delivered unfurnished. Your Sales Agent can recommend experienced design teams to help you furnish your home and make it your own.

HOW CAN I PERSONALIZE MY RESIDENCE?

Buyers who purchase early in the construction process may choose from two finish packages. Most homeowners find that selecting one of these packages and then personalizing their residence with furnishings and art creates an exceptional result.

For buyers who wish to select finishes not included in the two standard packages, we may be able to accommodate modifications; however, please note that all changes must be approved by the development team and finalized within the specified timeline.

Requests submitted after the deadline may not be feasible prior to closing. After closing, homeowners may make modifications in accordance with HOA rules and regulations. We're here to help you create your dream home, and our team is happy to discuss any questions or preferences regarding finishes and personalization.

ARE PETS ALLOWED?

Yes, pets are welcome at The Havens at Deer Crest. With seamless access to the outdoors, it's a place your pets will love as much as you do. As with most homeowners associations, some restrictions and rules will apply, per the governing documents.



WHAT IS THE EXPECTED TIMELINE TO START AND COMPLETE CONSTRUCTION?

Construction is scheduled to begin in October 2026, with buildings starting sequentially at approximately one per month. The first residences are expected to be completed around December 2027, with full project completion anticipated by November 2028. Each residence is expected to take approximately 12 to 14 months to complete.

CAN I HAVE A BBQ ON MY PRIVATE PATIO?

Currently, yes. However, permissions may change in response to evolving wildfire regulations and property insurance requirements.

IS THERE A CONSTRUCTION WARRANTY PROVIDED BY THE BUILDER?

Yes. Each residence includes a one-year limited home warranty beginning at closing. Appliance manufacturer warranties will transfer to the owner upon registration with the manufacturer.

CAN OWNERS RENT THEIR RESIDENCES?

Yes, owners may rent their residences, subject to applicable rules and regulations of the Havens at Deer Crest Owners Association and the DCMA. Section 7.4 of the DCMA Declaration outlines rental limitations, though most restrictions do not apply to The Havens.

Owners are encouraged to use a professional property management company such as East West Hospitality, Deer Valley Resort Lodging and Reservations, or another approved management company. Available services may include:

- A certified, local team dedicated to caring for homes with regular inspections, including pre-arrival and post-stay checks to ensure residences are always guest-ready
 - 24/7 Manager-On-Call support and on-site maintenance team for immediate support and peace of mind
- Comprehensive care services including thermostat and lighting adjustments, security checks, trash removal, and package delivery coordination
- Dedicated property manager providing tailored maintenance solutions and deep familiarity with each homeowner's specific needs
 - Access to trusted vendor recommendations, supervision of projects, and assistance with upgrades or special requests
 - Professional housekeeping services available with flexible options to suit homeowner preferences
- Maximized rental revenue through in-house marketing, dynamic pricing, and distribution across major booking channels

WHAT STORAGE IS PROVIDED WITH EACH TOWNHOME?

Each residence includes a private garage with an adjacent "toy storage" area for bikes and outdoor gear. Homes also feature a dedicated Ski Room or Ski Lounge with attractive space for skis, helmets, and equipment, as well as boot dryers and seating.

With thoughtfully designed ski rooms and true ski-in/ski-out access, The Havens offers one of the most convenient slopeside living experiences available.

TheHavensDeerCrest.com

This information is provided as an overview only, subject to change.

