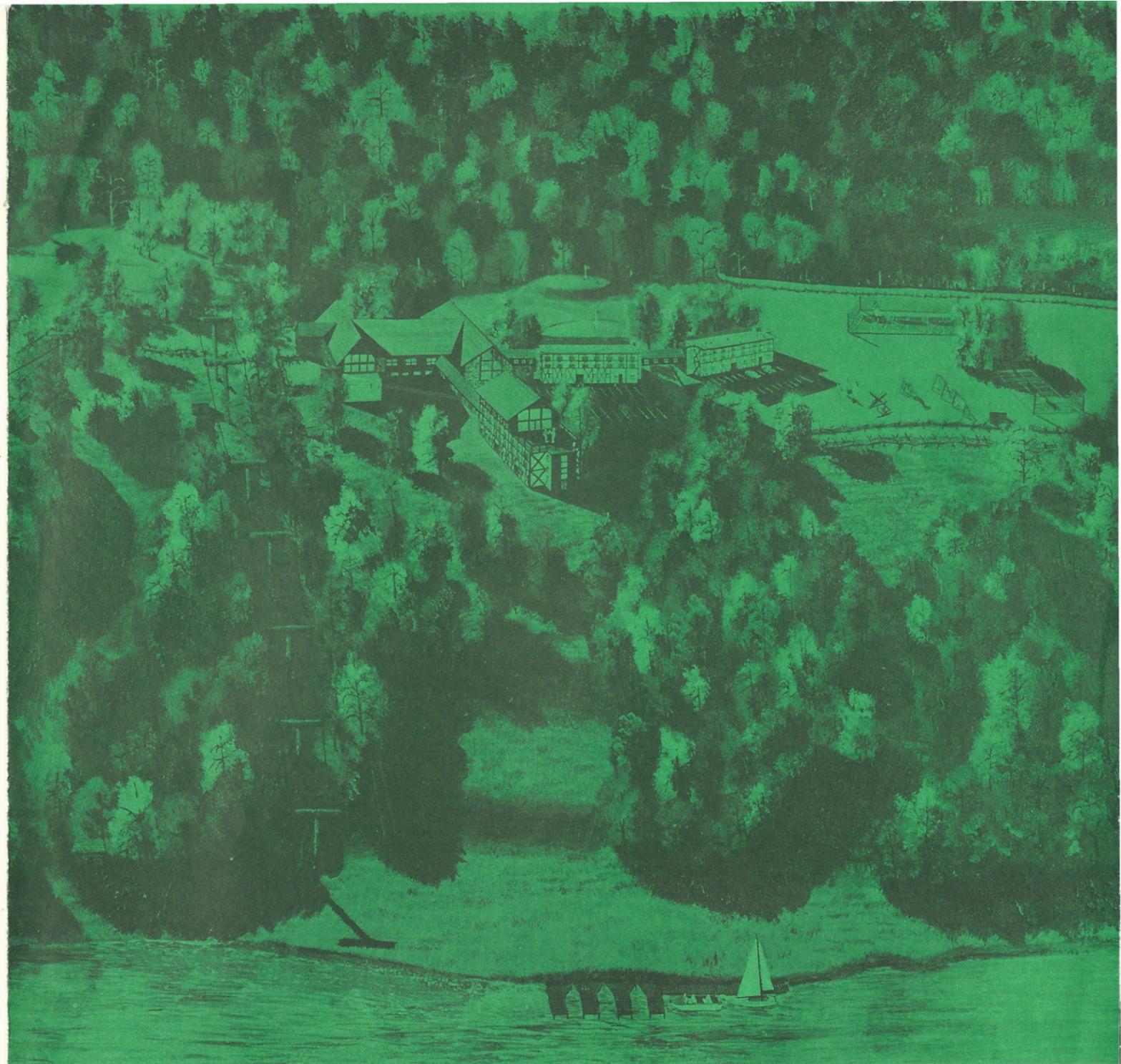


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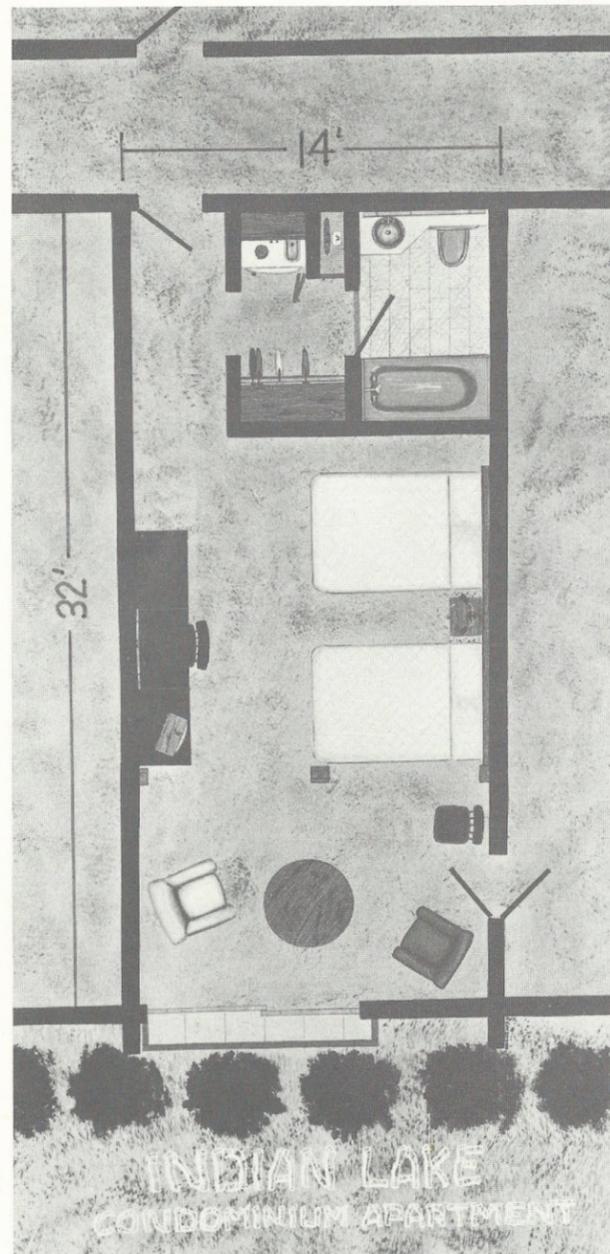
Phone or write for  
reservations. Any time  
of year is a good time  
at Indian Lake.



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**Ready for Living**—Your condominium apartment is ready to move into. Kitchenette area has refrigerator, electric range, sink, hot water heater, even dishes and utensils. Full bath. Two double beds, bedside table, lamps, dresser-desk console, two dresser-desk chairs, color TV. Living area includes table and two plush chairs. Completely carpeted. Everything down to the pictures on the wall.

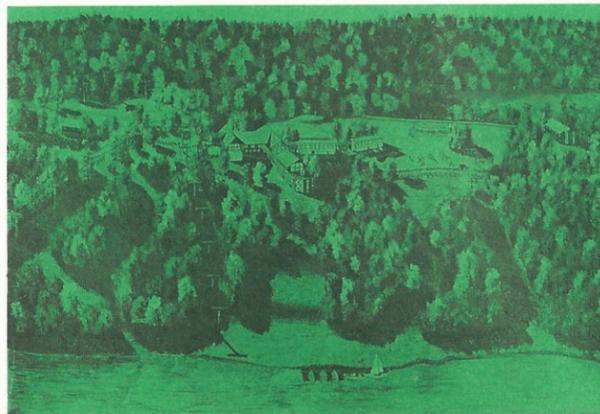
## Here's the plan:

### PLAN 1

Owners use their apartment as a "getaway" retreat exclusively for themselves, family, friends, or use it as a "bonus" for key employees.

## Enjoy many happy returns from your own condominium apartment

- Enjoy it yourself for a weekend, a week or a month at a time without "second home" problems of absentee ownership in maintenance, services and security.
- Its convenient location makes it a desirable rental property.



### PLAN 2

Should an owner's use be limited—the condominium apartment can be rented.

## Here's how it works

This **Condominium Apartment**, in concept, differs from the ownership of a lot with a home built on it only in that a group of owners own an undivided interest in a certain part of the property. An **Owner** actually has his own deed to his own **Apartment**, pays his own taxes and insurance and his own utilities costs. He also owns an undivided interest in the land which must be landscaped and in the hallways, stairs, roof, outside walls, etc., which must be maintained. An **Owner** can sell his **Apartment** at any time just as he would any real estate.

All **Owners** pay their own property taxes, their own property and liability insurance, and an annual maintenance charge which is used to pay the costs of maintaining their undivided condominium interest. Should an **Owner** use his **Apartment** himself or let his friends or business associates use it, there are no further costs other than normally found in any home, such as occasional change of furniture, housecleaning the interior of the **Apartment**, etc., all of which are at the **Owner's** option. Should an **Owner** desire additional services, such as daily maid service, catering, etc., these are available at a nominal charge from the hotel.

Condominium living at Indian Lake offers many pleasures to the **Owner**. It is the ultimate in "second home" convenience. Each condominium apartment is completely furnished right down to the spreads on the beds. These condominium apartments are in the integral wing of the main lodge with lounge, complete 7-day-per-week dining facilities and indoor swimming pool easily accessible without stepping outside.

The luxurious condominium apartments are also adjacent to the golf course and ski slopes and overlook the magnificent 750 acre Indian Lake.

The advantages of owning an Indian Lake condominium are many. Continual maintenance and security measures are important.

The desirable location of the condominiums provides an exceptional opportunity for rental if the **Owner** desires.

Each **Owner** has the freedom to rent the condominium personally or may utilize the services of a rental agent, broker or existing rental services offered by the hotel-lodge.

#### Rental Services:

The **Week Day Lease** is for the period Sunday thru Friday noon of each week during which the **Apartment** can be available to the hotel for sub-rental to hotel guests for business meetings, conventions and seminars which the hotel is actively promoting, plus of course the normal guests using the hotel for recreation. Weekends can be reserved for use by the **Owner**, his family or associates.

The **Overall Lease** is for 365 days a year and the **Apartment** is available for rental when the **Owner** does not plan to occupy it. An **Owner** who has his **Apartment** under this Overall Lease is expected to pay a small charge for cleaning and linen in order that the **Apartment** may be ready for incoming guests.

A visit to Indian Lake could be both interesting and profitable to those persons considering second home living. We will be very glad to show interested persons our recreational facilities, the Condominium Apartments, answer any questions and discuss financing. Phone or write for an appointment and/or overnight reservations. No **Apartments** will be sold without personal inspection by the purchaser.

# INDIAN LAKE

## YEAR 'ROUND RESORT

Indian Lake Resort and Hotel, started in 1962, consists of approximately 3,000 acres of choice land on the Allegheny Mountain Plateau, 2,500 feet above sea level. Indian Lake covers 750 acres with almost 20 miles of shoreline. The largest land area of the resort is devoted to a private residential development which eventually may comprise up to, but not more than, 1,500 homes. Approximately 800 homesites have been sold on which almost 400 homes have been erected.

#### Borough Created

In the year 1966 the Borough of Indian Lake was created, and subsequently, the developers turned over to the Borough Municipality the water system and the majority of the roads. There are presently over 100 voters within the Borough, and business is conducted by a Mayor, seven members of Borough Council, a two-man police force, and one maintenance man. There also exists a Borough Sewer and Water Authority. All of the offices are elective except the Police Force and the Authority, whose members are appointed by the Council.

#### Recreational Areas Designated

Approximately one-fourth of the land acreage comprising Indian Lake Borough has been devoted to recreational areas, in addition to that acreage in the Lake which does, of course, encompass boating, fishing and water skiing.

#### Indian Lake Airport

Within this complex is an airport with two paved runways 3,200 ft. and 5,000 ft. long for business aircraft. Hangars for private aircraft, fuel service, and an excellent avionics repair facility presently exist.

#### Varied Activities Available

Various areas within the development are devoted to parks, a skeet and trap shooting facility, a marina service area with boat storage buildings, a riding stable with facilities for boarding and training horses, etc. In addition, there exist nine golf holes of a planned 18-hole championship golf course designed by Arnold Palmer.

#### Hotel-Lodge Complex

This complex presently has a nine-hole golf course, nine hundred feet of lake frontage for hotel guest boat rentals, ski slopes and ski lifts for winter use, an indoor heated swimming pool, and an 18,000 square foot lodge with dining rooms, cocktail lounge, locker rooms, and ski shop. Accommodations for guests presently consist of 64 condominium apartments and 32 housekeeping townhouses and chalets, some of which are available for lease from time to time by their owners through the hotel office.

#### Additional Plans

Completion of the balance of the 18 hole championship golf course and the construction of an additional 9 holes on the hotel course, the establishment of a tennis club with both indoor and outdoor courts, expansion of the ski slopes to include a chair lift, construction of an ice skating rink, the addition of more business and convention meeting and banquet rooms to serve the ever increasing during-the-week trade, and more condominium apartments to accommodate overnight guests are planned. Construction will be undertaken as income permits.

#### Under Construction

There are presently under construction two buildings containing a total of 88 condominium apartments, one of which will be completed in early 1973. It is planned that an additional 48 apartments will be built in 1973, bringing the total number of accommodations available to 168 by the end of 1973. There are over 15,000 square feet of additional convention and business meeting facilities under construction.