The COVE at YARMOUTH





A New Chapter for Our Owners

Celebrating 40 Years – And Looking Ahead

Dear Cove Owners,

After 40 years of memories, traditions, and ownership, The Cove at Yarmouth is embarking on an exciting new chapter.

For four decades, The Cove at Yarmouth has been a special destination for owners and their families. In March 2026, we announced a significant milestone in our history: The Cove at Yarmouth is now self-managed by our on-site management team and elected Board of Trustees.

This transition was effective May 1, 2026 and represents an important step forward for The Cove. By taking a more direct role in the management and operation of our resort, we have greater control over our day-to-day operations and the ability to make decisions that are focused specifically on the needs of our owners and the long-term interests of our property.

As we move forward, our goal is to build upon the strong foundation established over the past 40 years, operate more efficiently, and create new opportunities that enhance the ownership experience while preserving the qualities that have made The Cove at Yarmouth special for generations.

We are excited about this new chapter and look forward to building the future of The Cove at Yarmouth together with our owners.

The Benefits of Self-Management

Moving to self-management provides The Cove at Yarmouth with an opportunity to operate more efficiently while keeping our resources focused on the property and the owners who call The Cove home.

With this change, owners can look forward to:

- Greater control over the management of The Cove
- Reduced management costs and overhead
- More of your maintenance fees staying within the property
- Greater transparency and accountability
- More direct communication with owners
- The ability to make decisions specifically tailored to The Cove and our owners
- Opportunities to improve services and amenities while being mindful of costs

By managing The Cove ourselves, we have the opportunity to identify savings, improve efficiencies, and make thoughtful investments in the property. Our goal is to maintain the quality and character of The Cove at Yarmouth while making the most of every owner's maintenance fee dollar.

This is an exciting step forward and we appreciate your support and patience as we continue to establish and refine our new management operations.









183 Main Street
West Yarmouth MA 02673
508-771-3666 | 800-648-3666
coveatyarmouth.com

Important: Detailed Portal Instructions

Detailed instructions for accessing the new Owner Portal and making your maintenance fee payment are included in this newsletter ON THE BACK OF THE CALL FOR NOMINATIONS INSERT.

Please take a few moments to review the instructions carefully before setting up your account or submitting a payment.

We encourage all owners to establish their portal account so that you are ready to take advantage of the additional features that will be introduced in the coming months.

Looking Ahead to 2027

Our transition to self-management also opens the door to providing owners with additional options for enjoying their ownership at The Cove.

Beginning in **2027**, we plan to offer several new owner opportunities, including:

Internal Exchanges

Owners will have the opportunity to explore exchanging their designated time with other Cove ownership weeks, subject to the program's rules and availability.

Split Weeks

We are planning to introduce options that will allow float eligible ownership weeks to be divided into 2 separate stays, providing owners with additional flexibility in how they use their week.

Seasonal Upgrades

We also anticipate offering owners the opportunity to explore seasonal upgrades, allowing greater flexibility for those who may wish to change the time of year they use their ownership.

Additional information, program details, eligibility requirements, and applicable fees will be provided after the first of the year.

These programs are part of our continuing effort to provide owners with more flexibility and additional ways to enjoy their ownership at The Cove.

From Your General Manger

As we look ahead to another exciting year at The Cove at Yarmouth, I am reminded of what makes this property so special: four decades of memories, traditions, friendships, and families who continue to make The Cove a place they are proud to call their own.

This year marks The Cove at Yarmouth's 40th anniversary. A remarkable milestone that represents not only the longevity of the property, but also the commitment of the owners, Board of Trustees, staff, and management teams who have helped shape The Cove at Yarmouth over the years. It is a privilege to be part of this next chapter and to help build on the strong foundation established by those who came before us.

This anniversary year also brings several other milestones worth celebrating.

The Loft, The Loft Shack, and Heron's Landing are each celebrating their 10th anniversaries. These amenities have become an important part of the Cove experience, and reaching this milestone gives us another opportunity to recognize the vision and investment that made these additions possible. The Loft and The Loft Shack, with their fabulous food, creative cocktails, and Cape Cod's award-winning music and dance entertainment venue, make every owner's vacation well-rounded, memorable, and truly special.

A New Chapter in Management

One of the most significant milestones at The Cove has been our transition to self-management. Today, the property is managed directly by our dedicated on-site management team, bringing together a wealth of experience and an in-depth understanding of the community. Collectively, our team brings over 100 years of management experience at The Cove at Yarmouth, providing continuity, expertise, and a strong commitment to our owners and the long-term success of the resort.

This transition gives us greater operational control and allows our management team to remain focused on the day-to-day needs of the property and, most importantly, the experience of our owners.

We are also continuing to expand the ways owners can manage their Cove experience online with. The Owner Portal provides convenient access to important account functions, including maintenance fee payment and online reservation capabilities,





including owner reservations and reservation history.

As we look toward 2027, owners will also see continued development in our owner experience by providing you with Express check-in, internal exchange opportunities, including split weeks and seasonal upgrades. These enhancements are intended to provide greater flexibility while maintaining the systems and traditions that have served our ownership well.

The Final Phase of Our Renovation Program

Perhaps one of the most exciting milestones ahead is the final phase of renovations involving 52 units which will be completed by mid-May 2027.

This project represents a significant investment in the future of The Cove. Renovations are about more than updating rooms – they are about preserving the quality and value of the property for the owners who have invested in The Cove and for the generations who will enjoy it in the years ahead.

Reaching the final phase is a major accomplishment. It reflects years of planning, coordination, and work by our Board, the Refurbishment Committee, management team, contractors, and staff. We recognize that renovation projects can bring temporary inconveniences, but we are grateful for everyone's patience and cooperation as we complete this important work.

Celebrating 40 Years – and Looking Ahead

Forty years gives us plenty to celebrate, but it also gives us an opportunity to look forward.

The Cove that exists today is the result of countless decisions made over four decades – some large, some small – all contributing to the community we have today. From the original vision for The Cove to the addition of The Loft, The Loft Shack, and Heron's Landing, the property has continued to evolve while remaining a place where owners return year after year.

Our goal is to honor that history while continuing to improve the owner experience.

As General Manager, I am excited about what lies ahead.

Most of all, I want to thank our owners for their continued support, patience, and commitment to this community. I also want to recognize our dedicated staff and our Board of Trustees for their hard work and partnership.

Forty years is an extraordinary milestone. Ten years for The Loft, The Loft Shack, and Heron's Landing is another. And completing the final phase of our renovations gives us an exciting foundation for the years ahead.

We have much to celebrate – and even more to look forward to.

Here's to 40 years of The Cove, to the memories already made, and to the many more still to come.

Bonus Time Bonanza

That's right, from now until June 2027, The Cove at Yarmouth rooms are available at the Bonus Time rate of $99.00 per night*, plus tax.

$99.00
per night*, plus tax*

For a limited time only, this offer is also available to

Family and Friends*

Call Today!
Call 508-771-3666 and dial "0"

***Reservations can only be made up to 45 days in advance and are based on resort availability. Some restrictions apply.**

Vacation periods and holiday weekends have limited availability.







The Cove at Yarmouth

183 Main Street
West Yarmouth MA 02673

ADDRESS SERVICE REQUESTED

First Class
U.S. Postage
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Hyannis, MA

40th Anniversary

Introducing the New Owner Portal – vacatia.com/clubhouse

As part of our transition to self-management, we are also pleased to introduce our **new Owner Portal**.
The portal will provide owners with a convenient way to manage important Cove-related transactions and information online.

Maintenance Fee Payments

Owners can now use the new portal to pay their maintenance fees conveniently online.

Two payment options are available:

- Credit or Debit Card (plus a 2.9% convenience fee)
- ACH / Bank Account (no additional fee)

The portal provides a secure and convenient way to submit your payment without having to mail a check.

Coming Soon: Owner Reservations

We are also working toward bringing owner reservations directly into the Owner Portal.
Once this feature is available, owners will be able to:

- Make owner reservations online
- Review reservation history
- Have greater visibility into their ownership and usage information

We will provide additional information and instructions when these features become available.



CALL FOR NOMINATIONS

Your Board of Trustees is looking for owners who are interested in the future of The Cove at Yarmouth to submit their names as candidates and run in the upcoming election for service on the Board. This year's election will seek to fill three (3) of the nine Board of Trustees' positions.

To qualify, you need only fill the following requirements:

Must be an owner in good standing regarding all fees.

Must be willing to attend regular Board meetings from 6:00 p.m. to 10:00 p.m. on Friday evening. These meetings are generally held at the Resort (usually up to five (5) per year); Subcommittee meetings are sometimes held prior to the regular Board meetings but are also held on alternate dates throughout the year; and The Annual Meeting.

Must be prepared to expend a great amount of effort and time on discussing a variety of issues such as financial statements, management reports, Resort issues, Committee reports, old/new business, and owner correspondence – all of which determine the direction and policies of your Resort.

Must be willing to serve for a full six (6) year term.

If you have the time and dedication and are interested in this highly rewarding position, please complete the enclosed Candidate Nomination Form and mail it to the address below to reach us no later than December 15, 2026.

NOTE: Board members are not compensated.

The Cove at Yarmouth
c/o Board of Trustees Nominating Committee
183 Main Street, Route 28, West Yarmouth, MA 02673

You may also fax to: The Cove at Yarmouth, 508-771-9410





A Simpler Way to Enjoy Your Ownership

Introducing Vacatia Clubhouse for The Cove at Yarmouth

Your ownership should feel as easy as the vacations it gives you. That's why we built Vacatia Clubhouse, a simple, secure home base for everything ownership-related at The Cove at Yarmouth.

WHAT YOU CAN DO

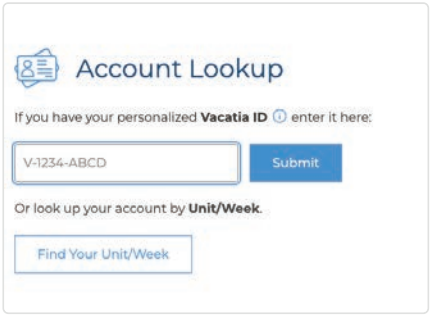
Payments Check your account and take care of what you need, right from your dashboard

How to Pay Your Maintenance Bill

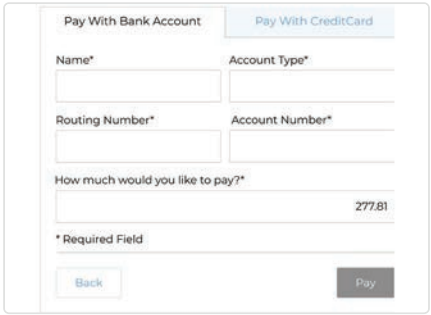
1. Log in to **Vacatia Clubhouse** by selecting The Cove at Yarmouth, then inputting your unit and week.
2. Select Payments from the top. From there, you can download your current statement, view your payment history and pending payments, and pay by credit card or ACH.



1 Select The Cove at Yarmouth



2 Find your unit and week



3 Make a payment by credit card or ACH

We built Clubhouse to make ownership feel as easy as it should.

Log in today and see what's waiting for you.

vacatia.com/clubhouse

CUSTOMER CARE (855) 858-3950

The Cove at Yarmouth Condominium Trust
Trustee Election 2027
Candidate Nomination Form

Please return to reach us no later than December 15, 2026

Name:_____

Interval Week(s) Owned:_____

Address:_____

City:_____ State:_____ Zip:_____

Phone No. (Home):_____(Work/Cell):_____

The following information is needed to place your name in for election nomination. Please be brief, limit response to 150 words and please write legibly.

Education:_____

_____

_____

Qualifying Experience:_____

_____

_____

_____

_____

Objectives as Trustee:_____

_____

_____

_____

I agree that I will serve my full term, if elected. I certify that I meet the minimum qualifications for election as established by the By-Laws and by the Board of Trustees, and that the above statements are true to the best of my knowledge.

_____ _____

Nomination Acceptance Signature Date

Email to cayinfo@coveatyarmouth.com or fold and secure and mail, place in a separate envelope and mail or you may fax your completed form to The Cove at Yarmouth Nominating Committee: 508-771-9410.

-Please Fold Here-

PLACE
STAMP
HERE

❑ Please check if new address

Nominating Committee
The Cove at Yarmouth
183 Main Street
West Yarmouth, MA 02673

-Please Fold Here-