



FelCor Lodging Trust & Hilton Announce Significant Investment in Kingston Plantation



Rendering of new arrival entrance.

We are very pleased to announce that the Plantation's developer, FelCor Lodging Trust and Hilton Hotels, have approved significant improvements to the Plantation. These improvements will be owned by the developer for the enjoyment of all homeowners and guests. At a presentation in May to the KPMA Board, FelCor and Hilton outlined their plans to dramatically improve the Plantation's arrival experience and add improved amenities. The new arrival experience includes a redesign of the main entrance driveway, improved traffic flow and a relocation of the security station. Upgraded amenities include a full-service resort spa and a brand new, state-of-the-art Sport & Health Club.

We are excited to share news of these improvements with you, and we are confident they will be welcomed by all homeowners.

The goals of the improvements are several:

- Reinforce Kingston Plantation's position as the premier resort in Myrtle Beach
- Improve and upgrade the Plantation's curb appeal and first impression
- Positively impact homeowner and guest experiences
- Increase rental and property values
- Provide long-term infrastructure improvements

The planned improvements by the developer will represent close to a \$20 million

investment in the Plantation. "The benefits of this investment will be realized by homeowners in a number of ways including personal enjoyment, beautification of the Plantation, improved rental opportunities and enhancement to the Plantation's already solid reputation as a first class resort," says Bill Hrisko, the Broker in Charge/President of Leonard Call at Kingston, Inc. "This investment together with the benefits it will deliver will have a tremendous impact on real estate values."

ALSO INSIDE:

Arrival Entrance
New Sport & Health Club
New Spa
A World Class Resort

Arrival Entrance

A sense of place



Rendering of the new front entrance.



Rendering of the Welcome Center .

These improvements will provide a more upscale sense of arrival to Kingston Plantation and create a sense of place and local identity by building upon the rich architectural vernacular of local plantations. Designs encompass a new entrance, improved traffic flow, separation of home owner and guest traffic, a welcome center and a relocated guard station. The top rendering to the left shows an artist's representation of the Plantation's new entrance on King's Road.

The next rendering illustrates the plantation style welcome center, which will be used for guest check-in prior to entering the resort's security gate. This will greatly enhance the guest's experience from the moment they arrive on the property and will provide enhanced security options. The building's design encompasses traditional plantation architectural features including a wide front porch – envision rocking chairs – a road lined with live oaks and a sweeping plantation lawn. The arrival center will include a registration area, lounge and country store.

A new separate owner's gate will streamline traffic for you as well. Homeowners will be able to quickly enter the property away from hotel and rental guests. "These improvements not only make everyone's arrival experience more pleasant and efficient, but we believe will also improve security for the resort," says Erik Johnson, Director of Association Management

New Sport & Health Club

We're getting our fitness facility in shape

Another improvement is a newly constructed, state-of-the-art Sport & Health Club. The new Sport & Health Club will offer cutting edge fitness facilities for cardio vascular work outs, weight training and greatly improved fitness instruction. It will also have sauna, steam rooms and a sparkling new indoor pool with a dedicated children's area. Unfortunately, due to area constraints and the additional improvements we will lose some of our tennis court facilities. Plans call for four new clay tennis courts for homeowner and guest use. Current plans call for no disruptions to the use of the existing Health Club prior to the new club opening. There may be a short disruption to tennis activities which will be communicated to our membership in advance.

"These amenities provide the greatest impact for our rental program," says Morgan Smith, General Manager. "By raising the bar for more and improved activities, we offer guests a much better experience at the resort. This helps attract repeat visitors and enhances customer loyalty."

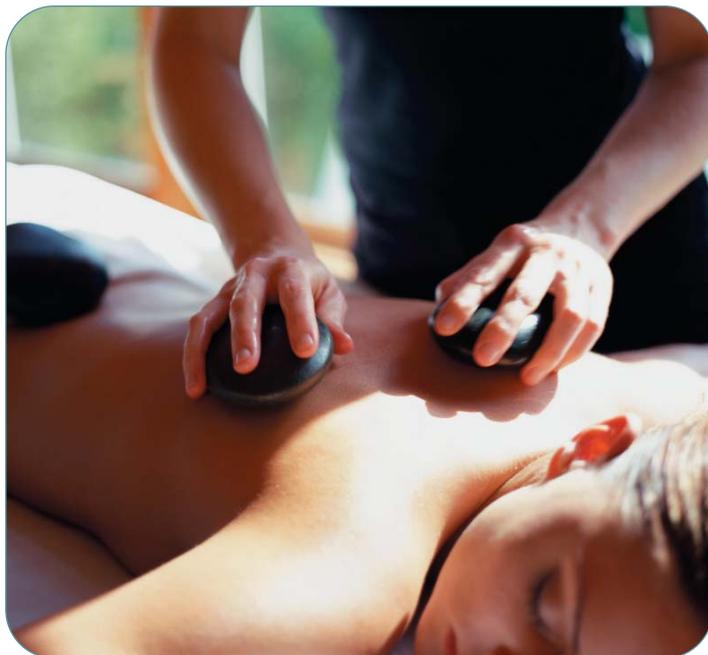


New Spa

Everyone deserves the royal treatment

The resort currently does not have a full spa facility, but based on comments through the survey you completed last year, we all agree this improvement will be a popular feature for both homeowners and guests. "Spas are becoming one of the most sought after resort amenities, and we anticipate everyone will appreciate this addition to our offerings," says Sabena Robinson, Director of Sales & Marketing.

"A spa is the number 1 request from our resort guests, and having a spa will appeal to guests throughout the year and lengthen our season," adds Sabena. "It will also help us attract group and meeting clients to the resort." The full-service spa will feature approximately 12 private treatment rooms, a couples treatment room, separate locker room and waiting areas in addition to an outdoor meditative garden.



A World Class Resort – Welcomes a world class team

Our design and construction team is outstanding, and we would like to acknowledge the efforts of everyone involved who will oversee these projects. They include Milton Pate Architects, MSI Design – landscape/pools, WilsonMiller – land planners, WTS – spa and health club, Dargan Construction, and the owners FelCor Lodging Trust and Hilton Hotels Corporation.

Construction will begin in fall 2008 with completion scheduled for 2010.



New Sport & Health Club

FRONT ELEVATION

Rendering of new Sport & Health Club and Spa. All plans and renderings are subject to change.



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