

## RV Lot Terms and Conditions

- Lots are sold/leased for two 20-year terms.
- Lot lease price depends on lot, starting at \$29,500.
- Lot lease can be resold or assumed to a qualified buyer 55 years of age or older.
- Lot lease can be transferred to a qualified owner 55 years of age or older.
- Annual dues (resort fees) include resort amenities, landscaping, security, and property taxes.
- Resort fees are limited to 4% or less inflation for annual increases.
- Desert Springs Ranch pay for land taxes, as well as the maintenance, security, landscaping, and amenities.
- Santa Fe Sheds are allowed but are not a permanent living space. Sheds can have power and ac/heat.
- RV sites consist of 50 amps of service with water and sewer connections.
- The typical RV Lot is 35' wide at the entry and 52-62' long.
- Wireless fiber internet is provided by Triad Wireless.
- Water is provided by Arizona Water Company.
- Trash services are provided by Waste Management.
- Sewer is private and maintained by Clark's Septic.
- Power is provided by Electrical District 3.
- Resort is owned and maintained by Cashmere Homes, LLC.

## Frequently Asked Questions

- Are the lots deeded? No, lots are sold on two 20-year terms for a total of 40 years.
- Is a deeded lot better than a leased lot? With a deeded lot the owners are responsible for an HOA, all repairs, maintenance, enforcement, conformity, improvements and more. With a leased lot, one company is responsible for all the park, allowing the owners less to worry about. Retirees don't need more stress in their life and a leased lot allows ownership without the stress.
- How does the lease work? Buyers purchase a 20-year lease that renews in 20 years with a \$500.00 legal fee. After the end of the 40 years, the lease renews annually.
- Can I sell my lot? You may sell your lot at any time. There is a \$2,000.00 transfer fee and no other closing costs. You can sell your lot or allow Desert Springs Ranch to sell it for you.
- Can the annual dues increase? The annual dues can increase 4% each year or the rate of inflation. However, Desert Springs Ranch has not increased annual dues for sold lots since opening.
- Can I give my lot to my children? You may will your lot to your children, but if they are not 55 yrs old, they must sell it.
- Do I have to be 55 or older to purchase a lot? Yes.
- Can I stay year round at Desert Springs Ranch? Yes, however it is a preferred seasonal residence.